

CITY OF DARIEN
PLANNING AND ZONING COMMISSION

Wednesday, September 21, 2022

7:00 PM

City Hall Council Chambers

1702 Plainfield Road

AGENDA

1) Call to Order

2) Roll Call

3) Regular Meeting – New Business ([See Page 8](#))

a. Public Hearing – PZC2022-05

1005 75TH Street – Tabriz Khanlodhi

Special Use request pursuant to Section 5A-8-3-4 of the Zoning Ordinance. The petition specifically requests to allow conversion of an existing drive-through to one that offers a drive-through lane for an automated teller machine and a drive-through lane for an establishment whose primary use is the sale of tobacco and related productions as well as food items (Tobacco Shop/Food Store). The petitioner relies on variations granted in Ordinance No. O-15-84 and seeks additional variations, as deemed necessary.

4) Regular Meeting – Old Business ([See Page 71](#))

a. Public Hearing – PZC2022-04

Comprehensive Plan Amendment

Amendment to the City of Darien Comprehensive Plan. The petition (city-initiated) proposes revisions to the Key Development Areas and Non-Key Development Areas that are designated in the 2006 Comprehensive Plan. Sections within the 2006 Plan that are subject to proposed amendment are:

- Chapter IV, Key Development Areas
- Chapter V, Future Land Use (Non-Key Development Areas)

5) Staff Updates & Correspondence

6) Approval of Minutes September 7, 2022

7) Next Meeting October 5, 2022

8) Public Comments [On Any Topic Related to Planning and Zoning]

9) Adjournment

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
September 7, 2022**

PRESENT: Lou Mallers – Chairperson, Robert Erickson, Shari Gillespie, Hilda Gonzalez, Chris Jackson, Julie Kasprovicz, Ralph Stompanato

ABSENT: Bryan Gay, Brian Liedtke

OTHERS: Jordan Yanke - City Planner

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 and swore in the audience members wishing to present public testimony.

REGULAR MEETING/NEW BUSINESS:

Public Hearing – PZC 2022-03 (REVISED FROM 07/06/2022) 8431 Wilmette Avenue – Special Use Amendment & Variations Petitioner (Art Cano) seeks approval for an amendment to a Special Use and Variation requests from Sections 5A-7-3-5(D) and 5A-7-3-8(B) of the Zoning Ordinance. The petition specifically requests to allow for the interior remodeling and addition of three (3) studio apartments inside an existing apartment building. Property is located within the R-3 Multi-Family Residence District and the Variation requests are from the following standards in the City of Darien Zoning Ordinance: 1) Section 5A-7-3-5(D): R-3 District Land Area per Dwelling Unit Standards. 2) Section 5A-7-3-8(B): R-3 District Minimum Floor Area Standards.

Mr. Jordan Yanke, City Planner reported that this is a revised case allowing the petitioner to bring the proposal back to the City. He reported that there are no physical changes to the layout or proposal and that the livable square footage was incorrectly noted by the petitioner at the last meeting. He further reported that the petitioner's changes are based on the total square footage.

Mr. Yanke reported that the property is 17,706 square feet according to the plat of survey and that code specifies studio/efficiency units shall contain a minimum of 750 square feet in floor area. He reported that the proposed units are slightly over 500 square feet each according to the submittal.

Chairperson Lou Mallers welcomed Mr. Art Cano, petitioner and thanked him for working with the City.

Mr. Art Cano stated that he was resubmitting his proposal to include the studio units at 500 plus square feet. He explained that he misstated the square footage at the last meeting and that 400 square feet is the net space and what is required for the glass

area. Mr. Cano stated that he read the minutes and that the concerns appear to be the size and the egress.

Mr. Cano reported that he prepared a line drawing for the PZC showing the actual livable area in total and enough space for the required space of 1576 and 3 units. He stated that is units exceed the 2019 average of a 400-500 square foot studio. He stated that he is asking for a 225-foot variance or 30%.

Commissioner Shari Gillespie questioned if the proposal would eliminate storage from the apartments above.

Mr. Cano reported that the units above have storage and that they used additional storage in the basement.

Commissioner Julie Kasprowicz questioned if the closets are included in the square footage.

Mr. Yanke reported that closets can be included in the square footage.

Commissioner Julie Kasprowicz questioned why the petitioner was not building two units.

Mr. Cano stated that he would be competing with himself and others in the area with two units. He stated that it was not economical and that no one wants to live in the basement. Mr. Cano stated that the studio apartments in the basement would be for those who want to rent for less.

Commissioner Gillespie questioned if the slider windows look into a window well.

Mr. Cano stated that the windows are for light and air and are needed per Code and they were window wells. He stated that the International Compliance Code requires the window for emergency.

Commissioner Gillespie asked the petitioner if he thinks he will get renters.

Mr. Cano stated that he has received numerous emails and that he will advertise. He stated that he is also investing \$100,000 plus to add the units.

Commissioner Chris Jackson questioned if the petitioner had a contract with Argonne.

Mr. Cano stated that he did not but that he has contacts there who would allow him to advertise.

Commissioner Hilda Gonzalez stated that the petitioner can build two units at 750 square feet.

Mr. Cano stated that people are desperate to find smaller units. He stated that there are many people staying at the hotel for \$500 per week without any application. He stated that his renters will need to have a good credit score, security deposit, etc.

Commissioner Bob Erickson stated that the hotel cannot be compared to the apartments and that they are different uses. He stated that the petitioner was not comparing apples to apples.

Mr. Cano stated that he has some short-term renters that stay for six months and have someone else rent the other six months. He stated that his lease is one year minimum and noted that all his units are presently rented.

Commissioner Ralph Stompanato stated that four-month rentals will not work. Commissioner Gonzalez stated that neither would an internship at Argonne.

Commissioner Jackson questioned if the petitioner was asking for the 30% relief to maximize profit.

Mr. Cano answered that he was maximizing for a profit.

Chairperson Mellers stated that the Commissioners need to look at the criteria and that putting in two units makes more sense for the area and the community.

Commissioner Jackson stated that the second variance is a density concern.

Mr. Cano questioned Chairperson Mellers comment about downgrading.

Chairperson Mellers stated that he did not say the units would downgrade the area but rather he wanted what is best for Darien residents.

Commissioner Gonzalez stated that the square footage of the proposal is way below Darien's criteria.

Commissioner Jackson stated that 31,000 square feet of lot area to 17,000 is a concern.

Mr. Yanke reported that Commissioner Brian Liedtke could not be present but that he was comfortable with the special use and variation request and that the proposal demonstrates a unique target.

Mr. Yanke reported that Commissioner Liedtke questioned the balconies and if failure to the balconies should they collapse fall onto the egress.

Mr. Cano stated that the excavation is inspected by the City Engineer and that prior to excavation construction he will be required to provide what is necessary to uphold any failure. He questioned if there was a fire on the deck that fell into the egress that the resident could walk out the door to escape.

Commissioner Jackson stated that this is a fire hazard. He questioned if the sidewalks needed to be redone because they appear tight.

Mr. Cano stated that the sidewalks were fine.

Commissioner Erickson questioned if there was every any flooding in the basement.

Mr. Cano stated that there was when the sump pump did not function. He stated that the Sump Pumps are designed to handle the water flow.

The PZC reviewed and discussed the following:

Variation Criteria:

1. Whether the general character of the property will be adversely altered. *Yes*
2. Whether the overall value of the property will be improved and there will not be any potential adverse effects on the neighboring properties. *Yes*
3. Whether the alleged need for the variation has been created by any person presently having a proprietary interest in the premises. *Yes*
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. *Not enough information. To be determined.*
5. Whether the proposed variation will adversely alter the essential character of the neighborhood. *Yes*

Special Use Criteria:

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

1. That the special use is deemed necessary for the public convenience at the location specified. *No*
2. That the establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, or general welfare. *Yes*
3. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. *Yes*
4. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. *Yes*
5. That the exterior architectural design, landscape treatment, and functional plan of any proposed structure will not be at variation with either the exterior architectural design, landscape treatment, and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood. *No*

6. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided. *Not enough information. o be determined.*

7. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. *No*

8. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the Plan Commission and Planning and Development Committee. *Yes*

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

Commissioner Stompanato made a motion, and it was seconded by Commissioner Kasprovicz to approve PZC 2022-03 (REVISED FROM 07/06/2022) 8431 Wilmette Avenue – Special Use Amendment & Variations Petitioner (Art Cano) seeks approval for an amendment to a Special Use and Variation requests from Sections 5A-7-3-5(D) and 5A-7-3-8(B) of the Zoning Ordinance. The petition specifically requests to allow for the interior remodeling and addition of three (3) studio apartments inside an existing apartment building. Property is located within the R-3 Multi-Family Residence District and the Variation requests are from the following standards in the City of Darien Zoning Ordinance: 1) Section 5A-7-3-5(D): R-3 District Land Area per Dwelling Unit Standards. 2) Section 5A-7-3-8(B): R-3 District Minimum Floor Area Standards.

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

Mr. Yanke reported that this would be forward to the Municipal Services Committee on Monday, September 26, 2022 at 6:30 p.m.

OLD BUSINESS

There was no old business

STAFF UPDATES & CORRESPONDENCE

Mr. Jordan Yanke, City Planner reported that the next meeting will be a special use for a tobacco and food store with a drive-thru and the maps of the Key Development Areas.

APPROVAL OF MINUTES

Commissioner Erickson made a motion, and it was seconded by Commissioner Stompanato to approve the July 20, 2022, Regular Meeting Minutes.

Upon voice vote, THE MOTION CARRIED 7-0.

NEXT MEETING

Mr. Jordan Yanke announced that the next meeting is scheduled for Wednesday, September 21, 2022.

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 Erickson made a motion, and it was seconded by Commissioner Gillespie. Upon voice vote, **THE MOTION CARRIED unanimously, and the meeting adjourned at 8:28 p.m.**

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Lou Mallers
Chairperson

AGENDA MEMO
PLANNING AND ZONING COMMISSION
SEPTEMBER 21, 2022

CASE

PZC2022-05

Special Use (Tabriz Khanlodhi – 1005 75TH Street)

ISSUE STATEMENT

Petitioner (Tabriz Khanlodhi) seeks approval of a Special Use request pursuant to Section 5A-8-3-4 of the Zoning Ordinance. The petition specifically requests to allow conversion of an existing drive-through to one that offers a drive-through lane for an automated teller machine and a drive-through lane for an establishment whose primary use is the sale of tobacco and related products as well as food items (Tobacco Shop/Food Store).

The Property is located within the B-2 Community Shopping Center Business District. The petitioner relies on variations granted in Ordinance No. O-15-84 and seeks additional variations as noted in the application related to the existing yards and landscaping, site circulation, driveways, signage, waste enclosure and related improvements, as deemed necessary.

Applicable Regulations:

Ordinance No. O-15-84, Variations
Zoning Section 5A-8-3, B-2 District Standards

GENERAL INFORMATION

| | |
|---------------------------|--|
| Petitioner: | Tabriz Khanlodhi |
| Property Owner: | Old Second National Bank |
| Property Location: | 1005 75 TH Street |
| PIN Number: | 09-27-300-011 |
| Existing Zoning: | Community Shopping Center Business District (B-2) |
| Existing Land Use: | Financial Institution (i.e. Bank) |
| Comprehensive Plan: | Commercial (Existing); Commercial (Future) |
| Surrounding Zoning & Uses | |
| North: | Single Family Residence District (R-2); Single Family |
| East: | Multi-Family Residence District (R-3); Apartments |
| South: | Single Family Residence District (R-2); Single Family |
| West: | Community Shopping Center Business District (B-2); Auto Repair Shop |
| History: | The subject property was approved and developed per Ordinance No. O-15-84. The property remains in essentially the same conditions since construction. |
| Size of Property: | 0.46 Acres |
| Floodplain: | N/A |
| Natural Features: | N/A |
| Transportation: | The petition site gains access from 75 TH Street and Plainfield Road. |

PETITIONER DOCUMENTS (ATTACHED TO MEMO)

- 1) APPLICATION
- 2) JUSTIFICATION NARRATIVE
- 3) SITE PLAN & FLOOR PLAN
- 4) SUPPLEMENTAL USE STATEMENT
- 5) SIGN PROGRAM
- 6) ZONING COMPLIANCE TABLE
- 7) TRAFFIC & PARKING STUDY

CITY STAFF DOCUMENTS (ATTACHED TO MEMO)

- 8) LOCATION MAP & AERIAL IMAGE
- 9) SITE PHOTOS

PLANNING OVERVIEW/DISCUSSION

The subject property is located off 75TH Street and Plainfield Road. It is just shy of a half-acre in size and is zoned Community Shopping Center Business District (B-2). The property's existing structure (bank) and site layout were approved in 1984 and constructed per City Ordinance (O-15-84). The site remains in essentially the same condition today, subject to a few DuDOT and County Stormwater projects that have occurred.

At this time, the petitioner has proposed a conversion of the existing drive-through (2 lanes) to one that offers a drive-through lane for an automated teller machine and a drive-through lane for an establishment whose primary use is the sale of tobacco and related productions as well as food items (Tobacco Shop/Food Store). While the primary use is permitted within the B-2 District, the Special Use is required for the drive-through conversion due to the *change in use* and re-implementation of a service window.

The project involves minimal site work. There will be no change to the building footprint, parking lot, or ingress/egress drives. The required amount of parking spaces exist to serve the proposed use at a ratio of *4 spaces/1,000 square feet gross floor area*. Note that the petitioner has included a traffic and parking study that is included as an attachment to this memo.

As noted above, in 1984 the City Council adopted Ordinance (O-15-84) granting certain variations for the subject property. The ordinance approved the bank facility in connection with an approved site plan and variations. The property was developed in conformance with the 1984 ordinance and remains in essentially the same condition since construction. Given these approvals and a development which has been in place for almost 40 years, there is no basis for requiring the current applicant/developer to obtain what are commonly referred to as "existing condition variations" as part of its application.

Site Plan Review & Findings of Fact

City staff has reviewed the petitioner submitted documents and staff does not have any review comments. The project meets applicable zoning standards and the petitioner will be required to submit a building permit if the case is approved, with architect stamped and signed plans for the remodel.

Additionally, the petitioner submitted *Findings of Fact* that would support the application request. Those findings are attached to this memo under the Justification Narrative. Included below is the criteria for approving a special use.

Special Use Criteria:

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

- 1. That the special use is deemed necessary for the public convenience at the location specified.*
 - 2. That the establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, or general welfare.*
 - 3. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*
 - 4. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
 - 5. That the exterior architectural design, landscape treatment, and functional plan of any proposed structure will not be at variation with either the exterior architectural design, landscape treatment, and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.*
 - 6. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
 - 7. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
 - 8. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the Plan Commission and Planning and Development Committee.*
-

DECISION MODE

The Planning and Zoning Commission will consider this item at its meeting on September 21, 2022.

MEETING SCHEDULE

Planning and Zoning Commission
Municipal Services Committee
City Council

September 21, 2022
September 26, 2022
October 3, 2022



ZONING APPLICATION

CITY OF DARIEN

1702 Plainfield Road, Darien, IL 60561

www.darienil.us 630-852-5000

CONTACT INFORMATION

TABRIZ KHANLODHI

Applicant's Name

624 Robinwood Ct., Wheaton, IL 60148

Address, City, State, Zip Code

(630) 317-4786 tabrizkl@gmail.com

Telephone

Mark W. Daniel, DANIEL LAW OFFICE, P.C. 17W733 Butterfield Road, Suite F

Email

Oakbrook Terrace, Illinois 60181 (630) 833-3311; mark@thedaniellawoffice.com

Old Second National Bank (via acquisition of West Suburban Bank of Darien)

Owner's Name

333 W. Wacker Drive, Suite 1010 Chicago, IL 60606

Address, City, State, Zip Code

Contact: Daniel Siadak

Telephone

dsiadak@oldsecond.com

Email Robbins DiMonte, Ltd.

180 N. LaSalle St., Ste 3300 Chicago, Illinois 60601

Attention: Todd Bickel

E-mail: tbickel@robbinsdimonte.com

09-27-300-011

PROPERTY INFORMATION

1005 75TH STREET, DARIEN, IL 60561

Property address

B-2 COMMUNITY SHOPPING CENTER BUS. DIST.

Zoning District

PIN Number(s)

VACANT, FMR. BANK WITH D.T. ATMs

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.)

PLEASE SEE ENCLOSED NARRATIVE, TABLES OF COMPLIANCE, PROPOSED LEGAL NOTICE

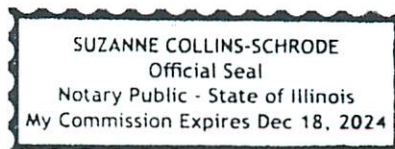
AND OTHER APPLICATION MATERIALS

As Notary Public, in and for DuPage County in Illinois, I do hereby certify that TABRIZ KHANLODHI 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 25th day of JULY 2022.

Table with 2 columns: Field, Value. Fields: Date Received (07/25/2022), Case Number (PZC2022-05), Fee Paid (\$585.00), Hearing Date (09/21/2022).

Notary Public signature



PROJECT NARRATIVE

1005 75TH STREET, DARIEN ILLINOIS (PIN 09-27-300-011)
KHANLODHI AND ENTITY SUCCESSOR (TBD)
RE-USE OF WEST SUBURBAN BANK BUILDING
APPLICATION FOR B-2 SPECIAL USES AND VARIATIONS

Applicant respectfully refers the City to the Sign Narrative for background and discussion of the application of code and relief necessary related to signs.

THE PROJECT

The “Applicant” Tabriz Khanlodhi (applying with authorization and representations provided by Old Second National Bank following merger with West Suburban Bank) is the contract purchaser of property commonly known as 1005 75th Street, Darien, DuPage County, Illinois (PIN 09-27-300-011)(referred to as the “Subject Property”). Applicant proposes the conversion of the existing financial and banking parcel with two drive through ATM units to a retail operation with a single drive through and a second drive through for a tenant ATM operator. Ultimately, Applicant will establish a corporation or limited liability company to take ownership of the Subject Property and an entity controlled by him (either the owner or an affiliated entity) will operate the retail store. In his effort to acquire and occupy the Subject Property, Applicant requires special use authorization for a drive through, a series of variations and a few authorizations in advance of closing and eventual permitting. These are summarized below, but there is no special use or variation proposed for a new physical condition at the Subject Property.

The project involves minimal site work and a small amount of interior remodeling to allow a retail floor area, display cabinets and a drive through window for a business that falls into the category of a tobacco mini mart and will offer a substantial boost to local revenues. Applicant will re-open the drive through window closed by West Suburban Bank to allow a personal drive through operation in the north lane. While both ATMs may be removed, Applicant intends to allow the use of the south drive through for a tenant ATM operator as a matter of local convenience. In the absence of an ATM operator, the lane will serve as a bypass lane even though one is not necessary.

Applicant will maintain existing sign locations and replace signs with new panels for ground signs and new signs of only a slightly larger overall area for the wall signs. Applicant intends to stripe and mark the parking lot as required to maintain 9’ x 18’ parking spaces, provide directional information and divide the drive through lanes. Directional signs will be maintained and supplemented.

Since no waste enclosure or dumpster historically served the bank, Applicant proposes a compliant six-foot tall board on board or other solid fence waste enclosure in the southwesternmost two (or three if needed) parking spaces which are not necessary to any retail use at the Subject Property. Applicant will screen the north, south and west sides of the enclosure from existing pervious areas south and west of the enclosure and provide a new curb with a five-foot landscape strip on the north side of the enclosure. The enclosure is technically in the front

yard (there is no rear yard), but similar enclosures are functional and have proven safe near driveways at far busier commercial locations.

Applicant's zoning relief amounts to the following:

1. A special use permit to authorize the operation of two lanes of drive through activity, each with four reservoir spaces, for the retail window and for the automated teller machine (Sections 5A-8-3-4, 5A-8-2-4)(existing condition);
2. Variations from the front yard and front yard setback to pavement to allow front yards of 20.96 feet (north) and 20 feet (south) and front yard setbacks to pavement of 21 feet (north) and 20 feet (south) (Sections 5A-8-3-8(A)(1)(a), 5A-8-3-8(A)(1)(a))(existing condition);
3. Variation from the interior yard setback to pavement to allow interior yards to pavement of 1.5 feet to 19 feet (east) and 2.5 feet (west), provided that the new waste enclosure shall meet requirements (Section 5A-8-3-8(B)(1)(b))(existing condition);
4. Variation from the prohibition of stone in landscaped areas to allow stone where it currently exists (Section 5A-10-3)(existing condition);
5. Variation from Sections 5A-10-5(A) and 5A-10-5(B) which requires various plantings on a points system in the yards in order to allow the existing landscaping to continue under the condition that Applicant shall inventory the plantings on site at the time of permit and, if landscaping is removed by Applicant or dies, Applicant shall enhance or replace the removed or dead landscaping in kind or in conjunction with a plan approved by the Director of Community Development (existing condition);
6. Variation from Section 5A-10-6(A) which requires trees and shrubs adjacent to parking in order to allow the existing landscaping to continue under the condition that Applicant shall inventory the plantings on site at the time of permit and, if landscaping is removed by Applicant or dies, Applicant shall enhance or replace the removed or dead landscaping in kind or in conjunction with a plan approved by the Director of Community Development (existing condition);
7. Variation from Section 5A-10-6(B) which requires various plantings on a points system in the areas near drives in the front and side yards in order to allow the existing landscaping to continue under the condition that Applicant shall inventory the plantings on site at the time of permit and, if landscaping is removed by Applicant or dies, Applicant shall enhance or replace the removed or dead landscaping in kind or in conjunction with a plan approved by the Director of Community Development (existing condition);
8. Variation from Section 5A-10-6(B) which requires various plantings to screen mechanical equipment in order to allow the existing landscaping to continue near the automated teller machine in the south drive through under the condition that

- Applicant shall inventory the plantings on site at the time of permit and, if landscaping is removed by Applicant or dies, Applicant shall enhance or replace the removed or dead landscaping in kind or in conjunction with a plan approved by the Director of Community Development (existing condition);
9. Variation from Section 5A-10-6(C)(1) which requires trees and shrubs in area at the ends of rows of parking in order to allow the existing landscaping to continue under the condition that Applicant shall inventory the plantings on site at the time of permit and, if landscaping is removed by Applicant or dies, Applicant shall enhance or replace the removed or dead landscaping in kind or in conjunction with a plan approved by the Director of Community Development (existing condition);
 10. Variation from Section 5A-10-6(C)(2) which requires a planted physical nine-foot wide delineation of circulation areas to waive the requirement and to allow the existing delineation to remain (existing condition);
 11. Variation from Section 5A-10-9 to waive the requirement of replanting in favor of the terms of items 5-10 above (existing condition);
 12. Variation from Section 5A-10-10(A) to waive the requirement of a full site landscape plan to allow submission of a planting plan with permit drawings to screen the north, south and west sides of the waste enclosure from the existing landscape areas on the west and south and from a new landscape area on the north as shown in the plans (partial new condition);
 13. Variation from Section 5A-11-3(B)(1)(a) to allow four driveways (existing condition);
 14. Variation from Section 5A-11-3(B)(1)(b) to allow the northeast driveway at a width not to exceed 19 feet (existing condition);
 15. Variation from Section 5A-11-3(B)(1)(c) to allow the southeast driveway at a distance from the lot line of 1.5 feet (existing condition);
 16. Variation from Section 5A-11-3(B)(1)(d) to allow the southwest driveway at a distance of 35' from the existing driveway west of the Subject Property (existing condition);
 17. Variation from Section 5A-11-3(B)(1)(h) in order to allow the continuation of all existing curbline angles, with the east driveways having an angle that may exceed 60 degrees;
 18. Variation from Title 5A, Chapter 11 in order to set the required number of drive through reservoir spaces at four (4) (existing condition);

19. Variation from Title 4, Chapter 3, Section 4-3-7(E) pertaining to setback of signs from driveways in order to allow the north ground sign not closer than 7 feet to the driveway and the south ground sign not closer than 4 feet to the driveways (existing condition);
20. Variation from Title 4, Chapter 3, Section 4-3-7(E) pertaining to the orientation of wall signs facing residential districts in order to allow continuation of the wall sign locations (existing condition);
21. Variation from Title 4, Chapter 3, Section 4-3-7(G) pertaining to ground sign landscaping in order to waive the requirement of ground sign plantings or, alternatively, permit the director to determine the necessity of a planting plan around ground signs such that will not obstruct the address portion of the signs (existing condition); and
22. Such other Council, Commission or Director authorizations, including conditional uses and variations, as necessary to allow preservation of site conditions and allow re-use of the Subject Property for a retail establishment with two drive throughs, one of which is reserved for as tenant ATM operator.

THE SUBJECT PROPERTY

In 1956, the Subject Property was larger than 38,000 square feet and hosted a religious institution. In 1978, the land was vacant and unimproved. In 1987, the Subject Property contained its existing west parking field and a small principal building roughly where the today's building entrance is located. In 1990, West Suburban Bank constructed a bank with drive through teller lanes. Later, West Suburban Bank converted the drive through lanes to ATM lanes only. In 2018 and 2019, West Suburban Bank added the east egress drive onto Plainfield Road in coordination with a County stormwater project. Old Second National Bank merged with West Suburban Bank and the branch at the Subject Property closed.

The Subject Property plays a role in regional storm water planning to the extent that its north, east and south property lines and yards are significantly impacted. Since the 1950's, the area has seen massive population and commercial growth that necessitated multiple significant highway modifications to Plainfield Road and to 75th Street. In the meantime, Cass Avenue and Route 83 changed significantly amid an environment where there was a meaningful commercial corridor along 75th Street. The expansion of 75 the Street had the most significant impact with County stormwater installations explaining the County's ownership of the land east of the Subject Property as well as the underground installations north of the building and along the east lot line. Another connected drainage facility dominates the south side of the Subject Property.

The Subject Property comprises a half-acre tract with deep driveways on the north at 75th Street and its angular south lot line on the north side of Plainfield Road. Access has long been planned at multiple locations, with the most recent southeast driveway addition in 2018-19. The east driveways are right-out only and the west driveways are full access along Plainfield and restricted access (eastbound only) along 75th Street.

The existing improvements and plantings substantially reflect plantings in 1990 with the exception of shade trees that grew into the building on its north wall and its northeast corner. Over time, shrubs and other low plantings have been replaced or modified. Some stone exists in areas that would otherwise be landscaped, but this is often due to the stormwater planning for the building, the block or the region. Changes since 1990 have usually been the result of County interests in the drainage and transportation network.

Signage on the Subject Property relies on three business building frontages (north, east and south). The present signage is within the allowable envelope for signage and the nominal increases in wall sign area due to the shape of the proposed signs remains within the envelope. Prior to application, some concern was expressed about Applicant's service mark. Applicant changed course somewhat and adopted a new name for the location, and it just designated a logo to replace the West Suburban Bank "W/S" logo above the entrance. This 5-foot diameter, 20 square foot sign will be reserved for the eventual logo so that the main entrance has an identifiable marker. Applicant provides sign plans showing the logo without its green background to approximately depict the appearance of the signs. It also provides photos of its unincorporated Lombard location.

The drive through facility allows for four vehicles stacked from the service/island area to the end of the curb radii for the drive through stacking. This is the required stacking for banks and more stacking than required for the proposed uses as a retail window and as an ATM lane. In order to more clearly mark traffic lanes and controls, Applicant will add directional arrows, a lane division in the stacking area and signage (some of which must have existed earlier but is no longer present). It will preserve all curblines and parking and drive areas except the southwesternmost two (or three) parking spaces which will host the screened waste enclosure.

ABOUT THE AREA

The Subject Property carries a B-2 classification. It lies in a commercial area generally surrounded by R-2 and R-3 development. Across the intersection of 75th Street and Plainfield Road from the Subject Property is a small B-1 district. In light of the shape of parcels and the blend of planning and demand for goods and services, there is a mix of R-1, R-3, B-1, B-2 and O districts in the area, with some of the residential development and most of the non-residential development requiring special use or variation treatment.

Applicant will not restate information from the traffic memo and report in this narrative, but respectfully refers the City to that submittal.

Land north of the Subject Property comprises a large residential area with the southern boundary comprised of rear lot lines for homes in the subdivision. East of the Subject Property lie various restaurant, spa, office and service uses. South of the Subject Property is a varied collection of attached and detached single family housing which similarly is oriented with rear or corner side yards along Plainfield Road. The area west of the Subject Property houses an automotive use, restaurant and car wash.

The Subject Property was once in the Plainfield-Cass Avenue Business Redevelopment District approved under Ordinance No. O-01-03 on January 6, 2003. However, the City appears to have removed the property from the District to focus more on downtown areas abutting Cass Avenue. The Subject Property will still generate significant local revenues without usurping any of the opportunities the City may continue to pursue along Cass Avenue. Sales will generate revenues from the standard 6.25% state tax (Darien's share is 16%), the 1% Darien home rule sales tax, the 0.75% RTA tax and Illinois' cigarette and tobacco products taxes.

APPLICANT'S INTENDED BUSINESS

A company owned and controlled by Applicant will operate on the Subject Property and be responsible for licensing, permitting, inspections and regulatory compliance under the Dr. Smoke trade name. Dr. Smoke is one of the largest vape and smoking retailers in the United States. It carries all cigarettes and tobacco, glass and pipes, CBD, kratom, cigars, hookahs, and vaping supplies. Product inventory includes cigarettes, cigars and other tobacco, liquids and juices, vape mods, electronic cigarettes, vaporizers, pod systems, atomizers, batteries, tanks, power sources and other products. Dr. Smoke sells mainstream brands such as Marlboro, Newport, RJR, Phillip Morris, Smok, Vapresso, Geekvape, Voopoo, Juul, Aspire, UWell, Posh, Sourin, Horizon Tech, Naked, Twist, Vapetasia, Juicehead, Airfactory, Pachamama, The Mamasan, Glas, Basix, Charlies Chalk Dust, Coastal Clouds, Transistor as well as other brands available in Illinois but imported. Additionally, Dr. Smoke carries snack food and beverages.

This Dr. Smoke location will typically have 1-2 employees on site with the most active employee being the cashier. A manager will also be available. Hours of operation vary depending on the neighborhood. The Villa Park location is open from 7:30 AM until 12:00 AM and the unincorporated Lombard location is open from 10:00 AM until 11:00 PM. Applicant intends to open at 10:00 AM and close at 8:00 PM for the first few months of operations. Determinations to open earlier or close later would be made periodically, but, in light of its surroundings, the likely outside hours for this location will likely be 8:00 AM and 11:00 PM.

Since the tobacco and other products are regulated, most items available for sale are available only from counter sales or the drive through. The consumers patronizing Dr. Smoke are persons over 21 who regularly purchase snacks and drinks, and cigarettes and cigars. A large majority of customers are over 50 years old.

SPECIAL USE REQUEST

The importance of the drive through special use request is borne out in the difference in sales between Applicant's affiliated Villa Park and unincorporated Lombard stores where the Villa Park store with a drive through on St. Charles Road generated roughly \$400,000.00 in sales tax revenues in 2021 compared to the store on Roosevelt Road which has nearly double the volume of traffic but generated less than one-third of the taxes. The tobacco mini mart business model is uniquely adaptable to drive through operations because most purchases involve distinct items known to the consumer, such as a brand or a refill. When customers desire browsing, they will use the retail display areas on the interior, but vast majority of transactions are for particular items that lead to window and in-store transactions that are roughly the same duration as a teller

window bank transaction and, often, slightly shorter than an ATM transaction. Orders for pickup in the drive through can be placed at the window, by telephone, through a smartphone application or on the Internet.

Customers will approach the drive through window from the main north-south driveway after encountering a marked and striped pair of drive through lanes. If they have not already done so, they will place an order at a menu board. The cashier will then fulfill the order. Typical transaction times should be three minutes or less, as determined in the Lombard Location Traffic Impact Study (2021) by Lynn Means, Consulting Engineers BLA Inc. The driver will then have the opportunity to exit the property into traffic on eastbound 75th Street or westbound Plainfield Road using right-out only exit drives (the Plainfield Road drive was constructed in 2018-19).

Preservation of an ATM location in the south or outside drive through lane clearly allows pursuit of a tenant ATM operator for the public convenience. The allowance of this tenant operation would benefit the public by allowing the convenience of drive through ATM banking that has prevailed on the Subject Property since 1990. Sufficient design and site installations relating to security, signage and wiring allow a high confidence level that one of the two drive through lanes can host the ATM. Existing improvements allow for lighting, security cameras and screening of the ATM unit from Plainfield Road and 75th Street.

Each drive through lane offers four (4) reservoir spaces. There is no category for a retail drive through, but Applicant provides a traffic memorandum and study that indicates that four stacking spaces are sufficient for the retail drive through. Four reservoir spaces for the ATM meet Darien requirements and have adequately served the bank and ATM drive throughs since 1990. A bypass lane has not been required at the Subject Property for 32 years, and one is not needed for the proposed drive through operations. Transactions are sufficiently spread and last only a short time. No system malfunction would require a bypass lane for safety reasons.

Section 5A-2-2-6(G) provides the City's standards for special uses which are addressed below. The City should authorize the drive through special use unless there are special concerns about the drive through at this particular location that do not arise on other B-2 properties.

The drive through is necessary for public convenience. The Subject Property sits along two significant streets that have large volumes of traffic on weekdays and weekends. The site is situated east of the Plainfield-Cass Avenue Business District, west of Route 83, and near other attractions in the area. Plainfield Road and 75th Street are key routes for any nearby consumer intending to make a purchase, for thousands of persons employed in the area on a daily basis and for thousands of commuters. The Subject Property is uniquely situated and presently designed for hosting a drive through operation that adapted through several decades of highway improvements to efficiently provide services using two drive through lanes that accept vehicles across the depth of the property and feed them onto two important rights of way. A retail business engaged in frequent consumer transactions amenable to quick service in a vehicle at this location is necessary for many consumers—as noted in Applicant's experience in Villa Park.

The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, or general welfare. Applicant proposes drive through

operations that are consistent with 32 years of drive through operations at the Subject Property. First, Applicant relies on the drive through egress onto 75th Street that the City and County viewed as beneficial since 1990. Second, Applicant will rely on the Plainfield Road egress that developed in 2018-19. Third, the drive through draws traffic from the main driveway across the Subject Property that existed even before the construction of the bank in 1990. Fourth, the retail drive through window and the ATM drive through operation involve transactions that are shorter, on average, than the financial transactions that have occurred between 1990 and 2022.

Transacting the type of business from the ATM lane will be no different than what prevailed during the several years prior. The retail drive through lane will feature a re-installed window for personal interaction during the retail transaction. During this transaction, it will be as important for the Applicant's employee to identify the vehicle occupant (due to the 21 year-old Illinois age restriction on tobacco sales) as it was for the teller identifying the bank customer. The window will afford sufficient opportunity for identification and transacting business.

The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The residential uses near the Subject Property do not have frontage along the same business frontages on the Subject Property. The nearby homes are parts of other subdivisions that developed at times when there were non-residential uses on the Subject Property and the orientation of these homes is generally to the interior of the residential developments. The Subject Property is on the west side of the wide intersection of Plainfield Road and 75th Street. Adjacent land to the west hosts Chuck's Imports and Automotive, Brooster's and a car wash. Drive through uses are common near these uses and often allow a level of synergy between the uses inasmuch as consumers of the Applicant's goods will also often have also purchased services from neighbors and vice versa. As did the bank, the Applicant will have volume-controlled drive through window communication that will not be audible south of the Subject Property. By relying on existing drives, nothing will change the use of driveways or the location of the drive through egress points. The ATM machines were 24-hour operations, so the periodic headlights (common within the block in any event) will not be a change of nighttime appearances.

The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The improvements for the drive through operations are on the far east side of the Subject Property. Drive through egress will not occur immediately adjacent to any private property. The County is unlikely to develop any structures east of the property, and it will continue to have the cooperation of the owner of the Subject Property. The area is fully developed. Nothing relating to the drive through will affect downtown planning or serve as a disincentive to maintenance in the residential areas.

The exterior architectural design, landscape treatment, and functional plan of any proposed structure will not be at variation with either the exterior architectural design, landscape treatment, and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.

The appearance of the drive through will improve, with the removal of the unscreened ATM machine in the north interior drive through lane and conversion to a drive through window that will actually offer more design relief across the drive through façade of the building. The drive through lighting will remain the same. Directional signs above the lanes will identify the ATM lane and the retail lane. Otherwise, there will be no changes to the exterior of the building and no changes to landscaping related to the existing drive through are intended. The single-story masonry building is in good condition and will be maintained.

Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided. Applicant relies on existing improvements to service the drive through. All utilities, roads, drainage and other necessary facilities (including directional signs in the public right of way) are adequate and will continue to serve the Subject Property.

Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. The only meaningful change since construction of the bank in 1990 related to the 2018-19 addition of the southeast driveway in conjunction with County improvements to the intersection and highway drainage facilities in the area. The southeast driveway reduced the number of vehicles entering 75th Street from the drive through. Applicant will rely on the existing driveways and improve wayfinding with pavement striping and signage that would ordinarily attend site design in this circumstance.

The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the Plan Commission and Planning and Development Committee. Applicant has vetted all aspects of the Subject Property under the Zoning Ordinance as well as under the sign regulations contained within the Building Code. It seeks variations for existing conditions. Applicant will comply with the Zoning Ordinance when installing and screening the waste enclosure.

VARIATIONS

Darien has managed its development and business occupancies in the area through a collection of special use authorizations, variations and planned unit developments. Several of these instances are noted on the Darien Zoning Map, but there is no related notation and no known Darien zoning authorization particular to the Subject Property. Due to this circumstance and the reality that the Applicant is new to ownership, Applicant seeks to freshly entitle the Subject Property for his intended use as well as for the several improvements that do not comply with the Zoning Ordinance in effect today. Section 5A-2-2-3(G)(3) guides the City's determinations of variations which Applicant addresses below.

Preliminarily, it is important that all of the variations relate to existing site conditions. Be it the location of driveways, the size of yards, the amount of landscaping or setbacks to pavement, or the orientation of signs, the improvements on the Subject Property developed over a period between at least as early 1987 (prior to the bank) and 2019 (with the addition of the southeast driveway). Applicant is re-using the Subject Property and each of Applicant's

functions and improvements will comply with the Zoning Ordinance. Any use on the Subject Property will require many variations.

The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone. The Subject Property requires more than the two driveways permitted by code because the site is best suited for a vehicle-oriented operation. A drive through will typically be situated at an intersection of this type. The best separation of the drive through operation from the rest of site activity occurs by placing it on the opposite side of the building from the main parking area and main building entrance. The tapering of the property from west to east does not allow for an interior recirculation aisle that might permit the reduction of driveways.

The front yard regulations would leave the Subject Property with no meaningful opportunity for reasonable use in the B-2 district. The front yard pavement setback regulations have a similar effect. The orientation of the lot lines coupled with the several highway expansions over the years and related planning for driveways along County highways do not allow for the 20-foot setbacks to the east driveways. Compliance with these setbacks would create conflict within the site due to the locations of the compliant west driveways and detention facilities that serve areas beyond the Subject Property—essentially leaving the Subject Property incapable of serving as a location for authorized drive through use when it is situated in an area where such uses should exist.

The landscaping relief will be necessary for any use on the Subject Property. The yards are necessarily (north and south yards) and historically (east and west yards) smaller than called for under the code. The Subject Property also hosts storm facilities that cannot be effectively planted and prior permitting led to the drive through in an area that should be screened while also remaining visible from a point in Plainfield Road. Additionally, there are healthy trees at key corners that have root systems that would suffer if tall or low shrubs were planted. The decorative trees and the shade trees along the north and northeast area of the building did not thrive and one or two of them grew into the building over time. Attaining these points is not only impractical at this location, but it is impossible to plan for the points.

The plight of the owner is due to unique circumstances. The owner and the Applicant face unique circumstances inasmuch as the Subject Property was much larger earlier and faced reductions in size for public benefit, leaving it as the narrowest tract available for commercial use of some sort. The Subject Property also faces unique drainage and storm water planning challenges that are not common to properties in the B-2 district. Lastly the property lines and angles in relation to improved streets are unique. Each of these factors contributes strongly to the need for variations. Between 1956 and 1978, all other properties in the variety of nearby districts developed. The Subject Property remained vacant. The Subject Property was underimproved until 1990. Without the permitted construction that exists today, this lot would remain in an uneconomically viable state compared to all other nearby parcels, including the parcels in the B-2 district.

The variation if granted will not alter the essential character of the locality. The variations will not lead to any change in the use of the Subject Property, change in the flow of

vehicles into and out of the Subject Property or change in views or other impacts related to the occupancy and use of the Subject Property.

Essential Need: The owner would suffer substantial difficulty or hardship and not mere inconvenience or a decrease in financial gain if the variation is not granted. Substantial difficulty and hardship would arise if the Applicant were required to remove an operating drive through and eliminate viable existing driveways planned and permitted with Darien and DuPage County prerogatives in mind. Further, Applicant would suffer hardship in the forfeiture of rights that developed over the years of use and collaboration with government agencies on projects that substantially benefitted all of Darien. Applicant notes the financial benefits of a drive through earlier in this narrative (benefits that also prevailed for West Suburban Bank in offering its services), but it presents far more than finance as a basis for the determination.

Problem With Property: There is a feature of the property such as slope or shape or change made to the property, which does not exist on neighboring properties, which makes it unreasonable for the owner to make the proposed improvement in compliance with this title. Such feature or change was not made by the current owner and was not known to the current buyer at the time of purchase. As noted above, the site has an irregular configuration. The Subject Property lost area over the years. Additionally, the Subject Property is situated where it must manage the drainage and stormwater in conjunction with the County's drainage planning for area roadways. The depth of the property does not allow for division to avoid the single lot with two front yards or to allow for a building with reasonable building business frontage on key rights of way. The features at issue do not exist on neighboring properties. Neither the owner nor the Applicant had anything to do with variations related to the north placement of the building on the site and the placement of parking and driveways on the west side of the Subject Property. Applicant did not play a role in any prior decision-making on the Subject Property. The limited participation of the prior owners in the changes that occurred over time to create these conditions likely occurred under at least an implied threat of the exercise of eminent domain and, in any event, in the public interest.

Smallest Solution: There is no suitable or reasonable way to redesign the proposed improvements without incurring substantial difficulty or hardship or reduce the amount of variation required to make such improvements. Virtually every structure above and below grade would have to be demolished to provide the required improvements. Following this extraordinary effort, there is no site plan option that leaves a reasonable envelope of commercial use by Applicant or by others pursuing other B-2 authorized uses. Applicant has included provisos in several of the landscape variations in order to provide assurances that the relief granted is the smallest solution.

Create Neighbor Problem: The variation, if granted, will not cause a substantial difficulty, undue hardship, unreasonable burden, or loss of value to the neighboring properties. Nothing tied to the variations will change on the Subject Property. None of the neighboring properties will suffer difficulty, hardship, burden or loss in value due to the granting of the variations.

Create Community Problem: *The variation, if granted, may result in the same or similar requests from other property owners within the community, but will not cause an unreasonable burden or undesirable result within the community.* The adjustment of regulations to allow maintenance of longstanding conditions is desirable. Additionally, the west yard variation is a matter of collaborative planning prior to 1987 (the westerly owner also has a narrow east side yard to pavement). The yard planning, including driveway placement, size of yards, setbacks to pavement and the planting of yards, occurred in the larger context of planning for use while abutting roadways changed. The property is attractive today. The location of the building on the Subject Property is reasonable within the district and the corridor.

Net Benefit: *The positive impacts to the community outweigh the negative impacts.* The existing improvements are the minimum improvements necessary to allow the use of the Subject Property for B-2 purposes. The lone exception is the southeast driveway, but this addition occurred in conjunction with the County project to the east and in an effort to avoid forcing Plainfield Road users from having to exit the drive through onto 75th Street when this movement is an unnecessary addition to traffic on 75th Street. Applicant will continue the existing landscaping on site which features a planting bed along the building that is larger than necessary and trees that are larger than any that would be planted.

Sacrifice Basic Protections: *The variation, if granted, will comply with the purposes and intent of this title set forth in subsection 5A-1-2(A) of this title and summarized as follows: to lessen congestion, to avoid overcrowding, to prevent blight, to facilitate public services, to conserve land values, to protect from incompatible uses, to avoid nuisances, to enhance aesthetic values, to ensure an adequate supply of light and air, and to protect public health, safety, and welfare.* The variations are a central to allowing safe and efficient vehicular movement, preserving conditions that have existed for 32-35 years, and achieving a balance that recognizes the importance of reasonable use while not abandoning the objectives of the regulations varied. Many of the conditions justifying the variations resulted from the taking and use of portions of the Subject Property for public use and benefit. The driveway exceptions relate to avoiding congestion and overcrowding. Strict adherence to the code would lead to waste, inconvenience, financial loss and, eventually, blight.

Respectfully submitted,

DANIEL LAW OFFICE, P.C.



Mark W Daniel

SIGN NARRATIVE
1005 75TH STREET, DARIEN ILLINOIS (PIN 09-27-300-011)
KHANLODHI AND ENTITY SUCCESSOR (TBD)
RE-USE OF WEST SUBURBAN BANK BUILDING
APPLICATION FOR B-2 SPECIAL USES AND VARIATIONS

Applicant respectfully refers the City to the Project Narrative for background and discussion of the application of code and relief necessary other than for signage.

Tile 4, Chapter 3 governs signs. The Subject Property has an odd shape and three business frontages (75th Street, Plainfield Road, and the east lot line owned by the DuPage County Division of Transportation for public right of way related purposes). Applicant seeks variances from setback requirements for the existing ground signs to allow them to be repaneled at their current location closer than 20 feet to the main north driveway and the main south driveway (Section 4-3-7(E)). Of the three permitted wall signs, two do not face the residential district line along the frontage, but the north wall sign faces 75th Street and Section 4-3-7(E) does not allow signs facing residential districts.

Applicant essentially wishes to continue the existing sign locations in a similar format and area, though there is a slight increase in the otherwise allowable sign area of 142.85 square feet. The signs are necessary to allow efficient vehicular flow in the streets and properly identify the business in a fashion that is not flashy or obnoxious. Applicant will not immediately replace the logo sign due to the time constraints and difficulty evaluating available components that meet the intended design. The logo sign will have a diameter no greater than five feet and an area not to exceed 20 square feet. The logo sign would be white-faced for the time being so that its panel can be replaced without posing risk to the masonry or the electrical service.

The Zoning Compliance Table reflects the level of sign compliance at the Subject Property. The City Council has reserved the power to grant sign variances following hearing before the Planning and Zoning Commission. Applicant has included the request for sign variances in its proposed legal notice since the overall zoning relief requested includes site plan review and signs are a part of this. The City Council considers a handful of issues in reviewing a variance request which are addressed below.

There are few available locations for adequate signage on the Subject Property other than those that currently exist. Placement of the ground signs at their current locations is optimal considering the importance of drawing customers into the proper driveway and avoiding excess “trips” due to a missed turn and the inability to use a route other than either Plainfield Road or other area streets to return to the entrance. Additionally, the north main driveway is a long driveway that developed over the years between conversion of the Subject Property from a religious use to vacant land to a bank, all while 75th Street evolved to its current divided highway condition. The present driveway design at all locations is a preferred design that contemplates the needs of the City and County, and relocation of either sign to the east would place the sign behind a landscape area (north) and in a storm water management facility (south). Neither sign is capable of relocation to the west side of the driveway due to setback regulations

tied to the west lot line. The signs are presently at the required distance from the north lot line and the south lot line.

The wall signs align with the three business frontages and the main entrance. Chapter 3 does not permit the north wall sign to face the residential district. However, the existing sign serves a critical purpose in a divided highway scenario where a vehicle traveling west on 75th Street will see the sign and understand when to use the next lawful U-turn opportunity. The wall signs on the drive through canopy allow vehicles in eastbound and westbound Plainfield Road to identify the site and prepare to turn in sufficient time. There are no adequate replacement locations for the north wall sign or for the other two wall signs if the Code is interpreted to deem these signs as facing a residential district.

Preservation and replacement of the existing signs at their locations better serves vehicular traffic and makes pedestrian traffic safer. As touched on above, the ground signs serve an important purpose of identifying the main driveway entrances. This allows drivers to avoid incorrect turns into restricted driveways on the east side of the property and better identifies the point at which the driver will encounter pedestrians or cyclists on the paths adjacent to the property. The wall signs allow a driver to identify the location and prepare to enter the site without recirculating elsewhere within the neighborhood.

Applicant will encounter the waste of existing viable sign installations and the expense not only of replacing them but the loss of visibility that was important to a service use (the bank) when it operates a retail use. The cost to the Applicant is severe. On the other hand, there is no detriment to the public from granting of the sign variances. The code requires signs to go dark between 11:00 PM and 7:00 AM when the business is closed. Hours of operation are intended to be 7:00 AM until midnight on certain nights but the business will close earlier on weeknights. Light pollution will not be an issue since the signs will not cast light in violation of the lighting requirements of the City—most often being washed out in other lighting between the building and the lot lines. Additionally, the signs are not designed to call undue or unnecessary to proper operation of the site.

Undue hardships and practical difficulties result from the sign code at this location and Applicant played no role in prior decisions or ownership. Loss of visibility and an unnecessary increase in travel inconvenience for those out to make a purchase in Darien is a hardship to Applicant because its customers will opt for other locations (some not situated in Darien when the next most convenient stop is made). Applicant is a prospective purchaser. West Suburban Bank developed the bank in 1990 at a time when the parcel was vacant and undeveloped. Since its prior use as a religious facility, and even since the development of the bank, there have been regular changes in traffic flow, traffic design and management of stormwater tied to the public right of way improvements. The north and south ground signs avoid interference with storm planning. They are situated at the proper location for reasons previously determined best suited for the site and adjacent rights of way by the City and by West Suburban Bank. Further, while West Suburban Bank (prior to Old Second's acquisition of it) cooperated with the City and County in work tied to the adjacent roads and storm planning, these decisions for the public benefit should not be charged against the owner.

The requests fall within the intent of the sign code as recited in Section 4-3-2. The motive behind the sign code is to avoid change in the presentation of signs, such as permissible larger ground signs or reduction of some wall signs for the purpose of increasing other wall sign areas. Stability promotes the public health, safety, comfort, morals, convenience and general welfare of the residents of the City. Moreover, proper signage identifying uses and main driveways meets this same objective. Applicant has kept overall signage below the maximum area allowed and relies on the same envelopes for signage that has existed for 32 years which preserves the physical appearance of the City in this block. The sign requests also promote the safety and recreational value of public travel by allowing a safer approach to the site and by better identifying walking areas and the 75th Street bike path. There is no known hazard arising from the signs that have existed at this location for decades. Sight triangles are sufficient and the signs remain well distanced from lot lines and pavement lines. Nothing in the style or nature of the signs offers distractions that may increase traffic accidents but rather they avoid quick deceleration in the streets and misidentification of driveways. These sign locations and orientations have been viewed as compatible with surrounding land uses since 1990. There has been no change in the area that would affect this prior view. The presentation of the signs for a service use should be viewed as reasonable, orderly and effective outdoor advertising for a retail use. Preserving the same sign locations preserves the longstanding character of the single-family residential communities near the property.

NEW DRIVE THRU WINDOW AND EXTERIOR TRASH ENCLOSURE AT EXISTING COMMERCIAL BUILDING @ 1005 75TH ST, DARIEN IL 60561

ATTACHMENT 3: SITE PLAN & FLOOR PLAN

SENGA ARCHITECTS
 SENG A ARCHITECTS
 166 W Washington Street #600
 Chicago Illinois 60602
 Tel: 312 235 6969
 info@sengarch.com
 WWW.SENGAARCH.COM



ILLINOIS LICENCE NUMBER: 001-021399
 LIC. EXP.: 11.30.2022
 DESIGN FIRM LICENSE NO.: 184.007480-0001
 LIC. EXP.: 04.30.2023

consultants:

general notes:

NEW WORK NOTES:

- THIS PROJECT CONSISTS OF NEW DRIVE THRU WINDOW AT EXISTING COMMERCIAL BUILDING @ 1005 75TH ST, DARIEN IL 60561
- ALL CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, ILLINOIS STATE, AND CITY OF CHICAGO BUILDING CODES.
- OWNER SHALL BE RESPONSIBLE FOR CARRYING HIS OWN INSURANCE. MINIMUM LIMITS SHALL BE IN COMPLIANCE WITH APPLICABLE LAWS.
- CONTRACTOR MEANS ANY ONE PERSON, PEOPLE, OR COMPANY WHO WORKS FOR CONSTRUCTION UNDER THIS PROJECT.
- ALL CONTRACTORS ARE TO VISIT THE SITE TO BE FAMILIARIZED WITH ALL EXISTING CONDITIONS BEFORE SUBMITTING BIDS.
- ALL DIMENSIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE TO CARRY WORKMAN'S COMPENSATION, PUBLIC LIABILITY PROPERTY DAMAGE, HOLD HARMLESS, ETC. REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR, OWNER AND ARCHITECT SHALL BE ADDITIONALLY INSURED. COPIES OF INSURANCE SHALL BE SUBMITTED TO OWNER/ARCHITECT BEFORE COMMENCEMENT OF WORK.
- FOR ANY AND ALL DISCREPANCIES, CONTRACTOR IS TO NOTIFY OWNER AND/OR ARCHITECT BEFORE PROCEEDING WITH WORK FOR RESOLUTION, NO EXTRAS TO BE GRANTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CLEANUP AND SHALL COLLECT RUBBISH AND DEBRIS RESULTING FROM THE WORK AND SHALL BE PROPERLY DISPOSED AWAY FROM THE SITE. CONTRACTOR SHALL PROVIDE THE DUMPSTER.
- CONTRACTOR SHALL GUARANTEE HIS WORK FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK AND ACCEPTANCE BY THE OWNER.
- ALL NECESSARY CHANGES TO MAKE THE WORK CONFORM TO EXISTING CONDITIONS SHALL BE MADE BY THE APPROPRIATE CONTRACTOR WITH NO EXTRA COST.
- WORK SHOULD BE CONSTRUCTED NEATLY & COMPLETELY DISPLAYING GOOD WORKMANSHIP.
- ALL MATERIALS SHALL BE FREE FROM DEFECTS AND CONFORM TO THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND APPLICABLE CODES. ALL SHALL BE BEARING MANUFACTURER'S NAME, MODEL NUMBER, OR OTHER IDENTIFICATION MARKS.
- IT IS AGREED THAT ARCHITECT OR HIS AGENTS HAVE NOT BEEN RETAINED OR COMPENSATED TO PROVIDE CONSTRUCTION OBSERVATIONS SERVICES OF WORK TO BE PERFORMED RELATING TO ALL OWNER OR OWNER'S CONTRACTORS AND MATERIAL SUPPLIERS, AND SAFETY PRECAUTIONS REQUIRED FOR THE CONTRACTOR AND MATERIAL SUPPLIERS TO PERFORM THEIR WORK.
- ALL CONSTRUCTION BONDS REQUIRED SHALL BE PROVIDED BY OWNER, OWNERS AUTHORIZED AGENT, OWNERS CONTRACTORS, AND OWNERS SUB-CONTRACTORS.
- IT IS RESPONSIBILITY OF OWNERS CONTRACTORS AND SUB-CONTRACTORS TO SCHEDULE ALL INSPECTIONS AND TO OBTAIN AN OCCUPANCY PERMIT OR CERTIFICATE.

GENERAL NOTES:

- THE ASSIGNED ARCHITECTS SHALL HAVE NO RESPONSIBILITY FOR JOB SITE SAFETY ON THE PROJECT AND DOES NOT HAVE CHARGE OF THE WORK. THE CONTRACTOR SHALL HAVE FULL AND SOLE AUTHORITY FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE WORK WHEN THE ARCHITECT IS PRESENT AT THE SITE, WHETHER PARTICIPATING IN MEETINGS OR OBSERVING ANY OF THE WORK. SUCH PRESENCE SHALL ONLY BE FOR THE PURPOSE OF ENDEAVORING TO PROTECT AGAINST ANY DEVIATIONS OR DEFECTS IN THE COMPLETED WORK, AND THE ARCHITECT SHALL HAVE NO AUTHORITY TO TAKE ANY ACTION WHATSOEVER ON THE SITE REGARDING SAFETY PRECAUTIONS OR PROCEDURES.
- ALL WORK IS TO CONFORM WITH ARCHITECT'S DRAWINGS AND SPECIFICATIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AS REQUIRED TO FULFILL THE INTENTIONS OF THESE DOCUMENTS.
- ALL WORK SHALL CONFORM TO RECOGNIZED BUILDING STANDARDS AND MANUFACTURERS RECOMMENDATIONS FOR CONSTRUCTION, ASSEMBLY AND APPLICATION.
- THE CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL PROJECT DIMENSIONS AND CONDITIONS, AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH DEMOLITION, CONSTRUCTION, AND/OR FABRICATION.
- ARCHITECT IS NOT RESPONSIBLE FOR CHANGE ORDERS/CONST. ADMINISTRATION/OBSERVATION.
- ALL PARTITIONS ARE DIMENSIONED FROM FINISHED SURFACES UNLESS OTHERWISE NOTED. ALL ALIGNMENT INDICATIONS ARE FROM FINISHED SURFACES UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.
- ALL FLOORS SHALL BE LEVELED AND FREE OF IRREGULARITIES TO ASSURE ONE CONSTANT FLOOR HEIGHT SO THAT DOOR BUCKS WHEN SET ARE A CONSISTENT DIMENSION FROM THE CEILING, WITH NO GAPS BETWEEN THE BOTTOM OF THE DOOR BUCK AT THE SLABS AFTER CARPETING AND OTHER FLOOR FINISHES ARE INSTALLED.
- ALL DEPRESSIONS, CRACKS, SCREEDS, AND EXPANSION JOINTS ARE TO BE FILLED WITH A GOOD GRADE NON-CRUMBLING LATEX BASE FLASHING COMPOUND, WATER PUTTY OR CRACK FILLER.
- REMOVE DEBRIS AS WORK PROGRESSES. MAINTAIN THE PREMISES IN NEAT AND CLEAN CONDITION. UPON COMPLETION OF ALL WORK, REMOVE ALL MATERIALS AND RUBBISH OF ANY SORT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CLEANING OF ALL PROJECT AREAS INCLUDING SPACES ADJACENT TO PROJECT AREAS USED FOR MATERIAL REMOVAL & DELIVERY. ALL PROJECT AREAS AND SPACES TO BE TURNED OVER TO THE OWNER IN A "MOVE-IN" CONDITION.
- ARCHITECT IS NOT RESPONSIBLE FOR VERIFYING SHOP DRAWINGS.
- ALL INTERIOR FINISHES SHALL HAVE A MINIMUM CLASS 1 FLAME SPREAD RATING (0-25).

GENERAL DEMOLITION NOTES:

- THE BELOW REPRESENTATION OF THE EXISTING CONSTRUCTED PORTIONS OF THE BUILDING FLOOR PLAN DO NOT REPRESENT THE "AS BUILT" PORTIONS OF THE ACTUAL EXISTING CONDITIONS, BUT GENERALLY REFLECT THE ORIGINAL DESIGN INTENT OF THE PROPOSED WORK. THE CONTRACTOR & THEIR SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS, DIMENSIONS, SIZES, LOCATIONS, ELEVATIONS AND EXTENT OF WORK IN PLACE AND YET REQUIRED QUANTITIES, LOCATIONS, CLEARANCES AND SO ON PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL BUILDING CODE GROUP 33 CHAPTER 1205-1209 DEMOLITION REQUIREMENTS.

2018 ELECTRICAL CODE

GENERAL NOTES

- COMPLY WITH CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
- OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.
- REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN, REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
- SUBMIT REQUEST FOR SUBSTITUTIONS, REVISIONS, OR CHANGE TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
- COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
- OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
- COORDINATE TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM INSTALLATIONS.
- MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.
- MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH TENANT AND LANDLORD TO ENSURE SECURITY.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE ARCHITECT.
- PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.
- COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- WHERE EXISTING ACCESS PANELS CONFLICT WITH CONSTRUCTION, RELOCATE PANELS TO ALIGN WITH AND FIT WITHIN NEW CONSTRUCTION.
- UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4 INCH, UNLESS OTHERWISE NOTED.
- SMOKE, NOISE OR ODOR PRODUCING ACTIVITIES MUST BE DONE AFTER HOURS WITH CONSENT OF BUILDING MANAGEMENT, INCLUDING, BUT NOT LIMITED TO PAINTING, WALLCOVERING, CARPET, VCT INSTALLATION.
- CONTRACTORS SHALL NOT INTERRUPT ANY SERVICE TO ANY BUILDING TENANT OR CONSTRUCTION MANAGEMENT.
- CONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH BUILDING CONSTRUCTION MANUAL, NOTIFY BUILDING & ARCHITECT OF ANY CONFLICTS IN DOCUMENTS AND CONSTRUCTION MANUAL.
- CONTRACTORS ARE RESPONSIBLE FOR PROTECTING BUILDING HVAC SYSTEMS FROM CONSTRUCTION DUST & DEBRIS. INSTALL & PERIODICALLY REPLACE PRE-FILTERS, REPLACE MAIN FILTERS & CLEAN INTAKE DUCTWORK UPON COMPLETION OF WORK.

DEMOLITION NOTES

- COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
- PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.
- ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING ON COMPLETION. REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
- IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO COST TO THE OWNER.
- REMOVE FROM THE SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
- REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT, AND FIXTURES AND PIPING BACK TO SOURCE/RISERS AS REQUIRED FOR NEW WORK.
- REMOVE ABANDONED HVAC EQUIPMENT, INCLUDING DUCT WORK, BACK TO SOURCE.
- REMOVE ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLE AND DEVICES, BACK TO SOURCE/RISER) UNLESS OTHERWISE NOTED.
- REMOVE EXISTING FLOOR FINISHES AND PREPARE SUBFLOOR AS REQUIRED FOR NEW FLOOR FINISHES.

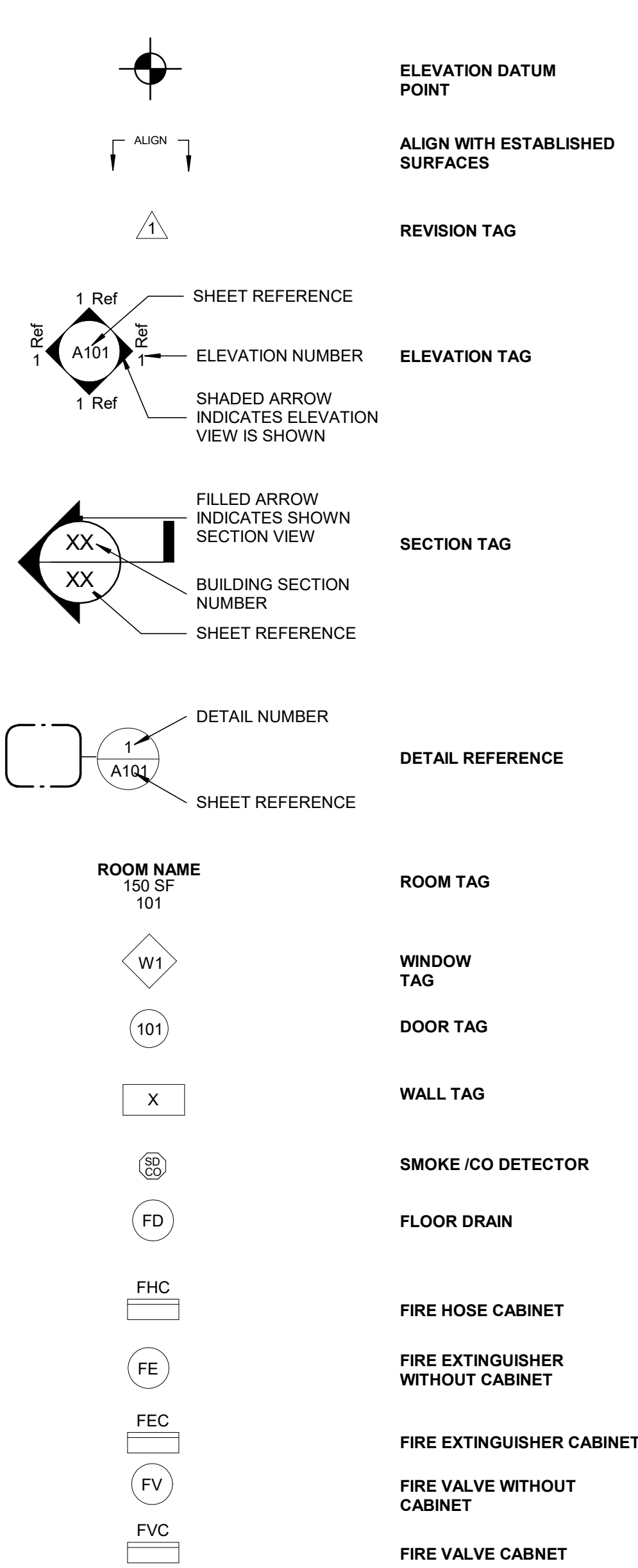
FINISH NOTES

- ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTILL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
- REPAIR EXISTING SURFACES TO REMAIN AS REQUIRED FOR APPLICATION OF NEW FINISHES.
- PROVIDE STRAIGHT, FLUSH RESILIENT BASE AT CARPETED AREAS, AND COVER TOP SET RESILIENT BASE AT RESILIENT FLOORING, UNLESS OTHERWISE NOTED, PROVIDE MANUFACTURER'S PRE-FORMED OUTSIDE CORNERS AT ALL OUTSIDE CORNER LOCATIONS. DO NOT BEND OR FIELD FORM BASE AT OUTSIDE CORNERS.
- PROVIDE CARPET SEAMING DIAGRAM FOR ARCHITECT REVIEW PRIOR TO ORDERING CARPET MATERIAL. END SEAMS OR CORRIDOR SEAMS AT DOORWAYS WILL NOT BE ACCEPTED. DO NOT USE SEAMS IN ROOMS WHERE SINGLE WIDTH MATERIAL CAN COVER FULL ROOM.

PRICING NOTES

- PROVIDE BID PRICING ITEMIZED BY TRADE AND MAJOR COST ITEMS.
- PROVIDE ALTERNATE PRICING FOR DOC CONTROLS PER ENGINEER DRAWINGS.

GRAPHIC SYMBOLS:



| ABBREVIATIONS | ABBREVIATIONS | ABBREVIATIONS | ABBREVIATIONS | ABBREVIATIONS | ABBREVIATIONS | | | | | | |
|---|---|--|---|---|---|--|---|--|--|--|---|
| SYMBOLS \$ AND E A ACCES ACOUS AFF AL ALT ANNUNC AND APPL ARCH AUTO AVG B BB BLDG BLKG BOLL BRODM BU C CAB CEM CER CLG CMU COATG COILG CONC CONSTR | DOLLAR (US CURRENCY) AND BRITISH POUND (CURRENCY) ACCESSORY ACOUSTICAL ABOVE FINISH FLOOR ALUMINUM ALTERNATE ANNUNCIATOR AND APPL ARCHITECTURAL AUTOMATIC AVERAGE BOARD BLDG BLOCKING BOLL BROADLOOM BUILT UP CABINET CEMENTITIOUS CERAMIC CEILING CONCRETE MASONRY UNIT COATING COLING CONCRETE CONSTRUCTION | CONT CONTR COVER CARPET D DBL DEPT DES OPT DET DF DIA DIFF DIM DISP DIV DN DR DISCON DWR E ELAST ELEC EMBED ENGR ENTR EQ EQUIP EXIST EXP J EXT F FAB FD FE | CONTINUOUS(JOIN) CONTRACT(OR) COVER CARPET DOUBLE DEPARTMENT DESIGN(ED) DETAIL DRINKING FOUNTAIN DIAMETER DIFFUSER DIMENSION DISPENSER DIVISION DOWN DOOR DISCONNECT DRAWER ELASTOMERIC ELECTRICAL EMBEDDED(ING) ENGINEER(ED) ENTRANCE EQUIP EXISTING EXPANION JOINT EXPOSED EXTERIOR FABRICATION FLOOR DRAIN FIRE EXTINGUISHER | FE & C FHC FIN FLDS FLR FLR FPLC FR FRG FWC FXD FXTR G GA GFRG GFRP GL GR GYP H HD HDWD HDWE HM HORZ HVAC I INFILTR INFO INSTRUM | FIRE EXTINGUISHER AND CABINET FIRE HOSE CABINET FINISH FOLDING FLOOR(ING) FLOOR(ING) FIREPLACE FIRE RATING(ED) FRAMING FABRIC WALL COVERING FIXED FITTURE G GAUGE GLASS FIBER REINFORCED CONCRETE GLASS FIBER REINFORCED GYPSUM GLASS FIBER REINFORCED PLASTER GLASS GRAVIE(ING) GYPSUM HEAD EQUAL HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HEATING, VENTILATION, AND AIR CONDITIONING INFILTRATION INFORMATION INSTRUMENT(ATION) | INSUL INT INTLK J JAN K KIT L LAV LB LGT LVLG LVR M MAX MECH MEMB MET MEZZ MFD MFR MIN MISC MLWK MOIST MOT MTD N NIC NO NTS O OPENING(S) OPERABLE ORNAMENTAL | INSULATION INTERIOR INTERLOCK(ING) JANITOR KITCHEN LAVATORY LB LIGHT LEVELING LOUVER M MAXIMUM MECHANICAL MEMBRANE METAL MEZZANINE MANUFACTURED MANUFACTURER MINIMUM MISCELLANEOUS MILLWORK MOISTURE MOTOR(ZED) MOUNTED NOT IN CONTRACT NUMBER NOT IN SCALE OPENING(S) OPERABLE ORNAMENTAL | OVFL OVHD P PBD PEDTR PLAM PLAS PLYWD PNL POLYST PORT PREFAB PREFIN PROTECN PTH R RDR RECEPT RECES REF REF REFR REINP REQD RESIL RESIS RFG RM RO S SCR SEC SF SHORG | OVERFLOW OVERHEAD PARTICLE BOARD PEDESTRIAN PLASTIC LAMINATE PLASTER PLYWOOD PANEL POLYSTYRENE PORTABLE PREFABRICATED PREFINISHED PROTECTION PARTITION READER RECEPTACLE RECESSED REFLECTED REFERENCE REFRIGERATOR REINFORCED(ING)(MENT) REQUIRED RESILIENT RESISTANT(LIVE) ROOFING ROOM ROUGH OPENING SCRIBE SECURITY SQUARE FEET SHORING | SIM SST STD STL STRFR STRUCT SURF SUSP SYS T T&G THK TLT TRAF TRANS TRTD TYP UNDERLAY UNO UNO UTIL V VEH VERT VIF W W WC WD WDW WT WTRPRF | SIMILAR STAINLESS STEEL STANDARD STEEL STOREFRONT STRUCTURAL SURFACE SUSPENDED SYSTEM(S) T TONGUE AND GROOVE THICK TOILET TRAFFIC TRANSPARENT TREATED TYPICAL UNDERLAYMENT UNLESS NOTED OTHERWISE UTILITY VEHICLE VERTICAL VEHICLE IN FIELD WITH WITH WITH WOOD WINDOW WEIGHT WATERPROOFING |

ZONING ORDINANCE INFORMATION

| | |
|------------------------------------|--------------------------------|
| ZONING CLASSIFICATION: | B-2 |
| ALLOWABLE FLOOR AREA RATIO: | (NO CHANGE) |
| LOT AREA: | 21,095 SF |
| MAXIMUM ALLOWABLE F.A.R.: | - |
| REQUIRED BUILDING SETBACKS: | |
| FRONT YARD (NORTH) | 50 FT |
| INTERIOR YARD (EAST) | 30 FT |
| INTERIOR YARD (WEST) | 30 FT |
| FRONT YARD (SOUTH) | 50 FT |
| ACTUAL BUILDING SETBACKS: | |
| FRONT YARD (NORTH) | 20.96 FT |
| INTERIOR YARD (EAST) | 33 FT |
| INTERIOR YARD (WEST) | 75 FT |
| FRONT YARD (SOUTH) | 20 FT |
| FLOOR AREA: | |
| 1ST FLOOR: | 1172 (BUILDING) + 490 (CANOPY) |
| TOTAL: | 1,662 SF (NO CHANGE) |

INDEX OF DRAWINGS

| SHEET NUMBER | SHEET NAME |
|------------------|------------------|
| 01-GENERAL | |
| T1 | COVER SHEET |
| 02-ARCHITECTURAL | |
| A1 | DEMOLITION PLANS |
| A2 | ELEVATIONS |

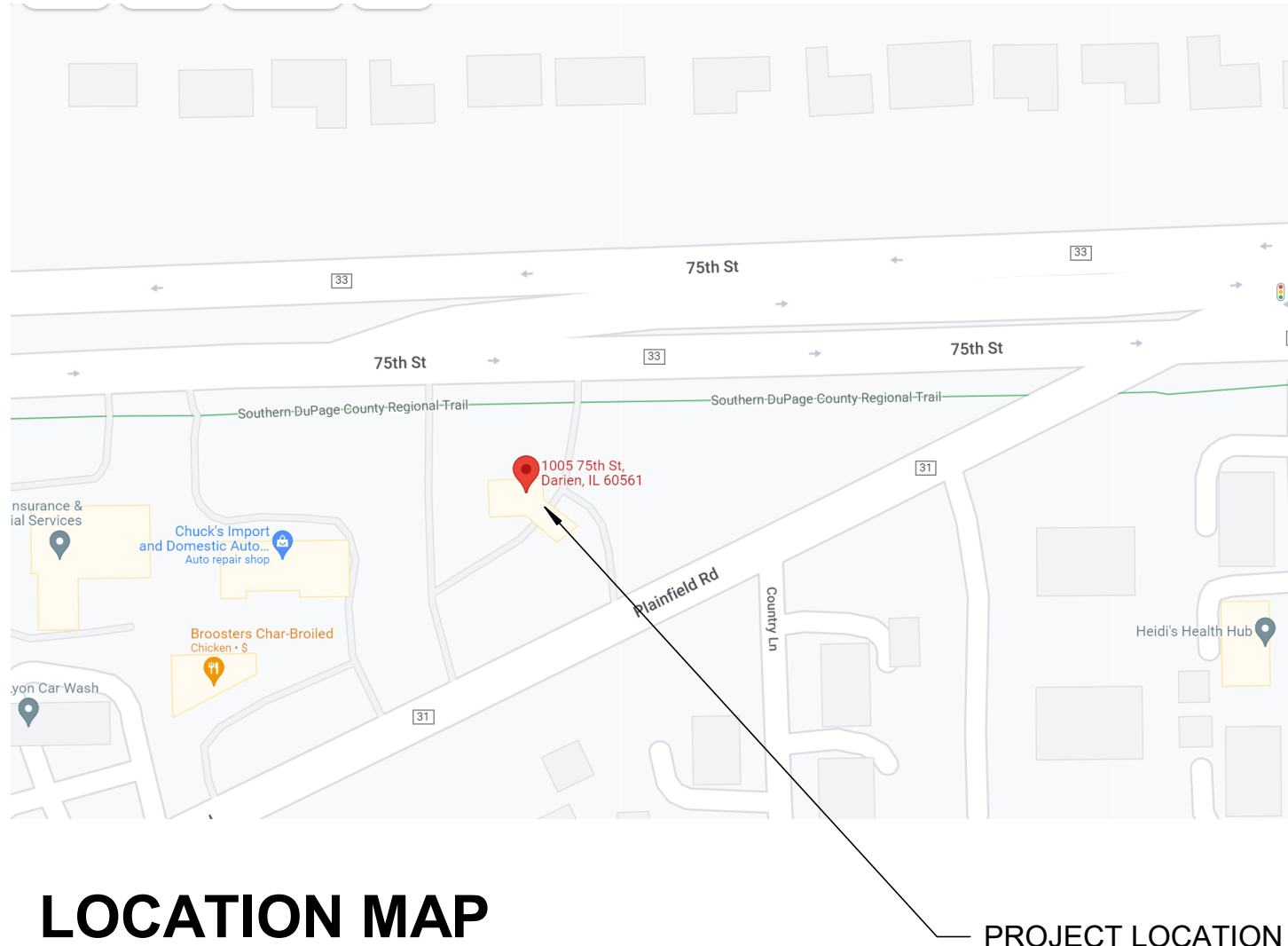
APPLICABLE CODES

| |
|---|
| 2015 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS |
| 2015 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS |
| 2015 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS |
| 2015 INTERNATIONAL FUEL GAS CODE WITH LOCAL AMENDMENTS |
| 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE WITH LOCAL AMENDMENTS |
| 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH LOCAL AMENDMENTS |
| 2014 NATIONAL ELECTRIC CODE WITH LOCAL AMENDMENTS |
| 2015 ILLINOIS ENERGY CONSERVATION CODE |

UNIFORM LOAD TABLE

| USE (FLOOR & ROOF) | MIN. LIVE LOAD (P.S.F.) |
|--------------------------------|-------------------------|
| DWELLING UNITS / SLEEPING RMS. | 40 |
| COMMERCIAL FLOOR | 100 |
| CORRIDORS/STAIRS | 100 |
| EXTERIOR BALCONIES/ROOFDECKS | 100 |
| SIDEWALKS AND DRIVEWAYS | 250 |
| ROOF LIVE LOAD | 25 SEE DIAGRAM |
| PARTITION LOAD | 15 |
| SNOW LOAD (FLAT) | 25 |
| WALLS (WIND LOAD) | 20 SURFACE/ UPLIFT |

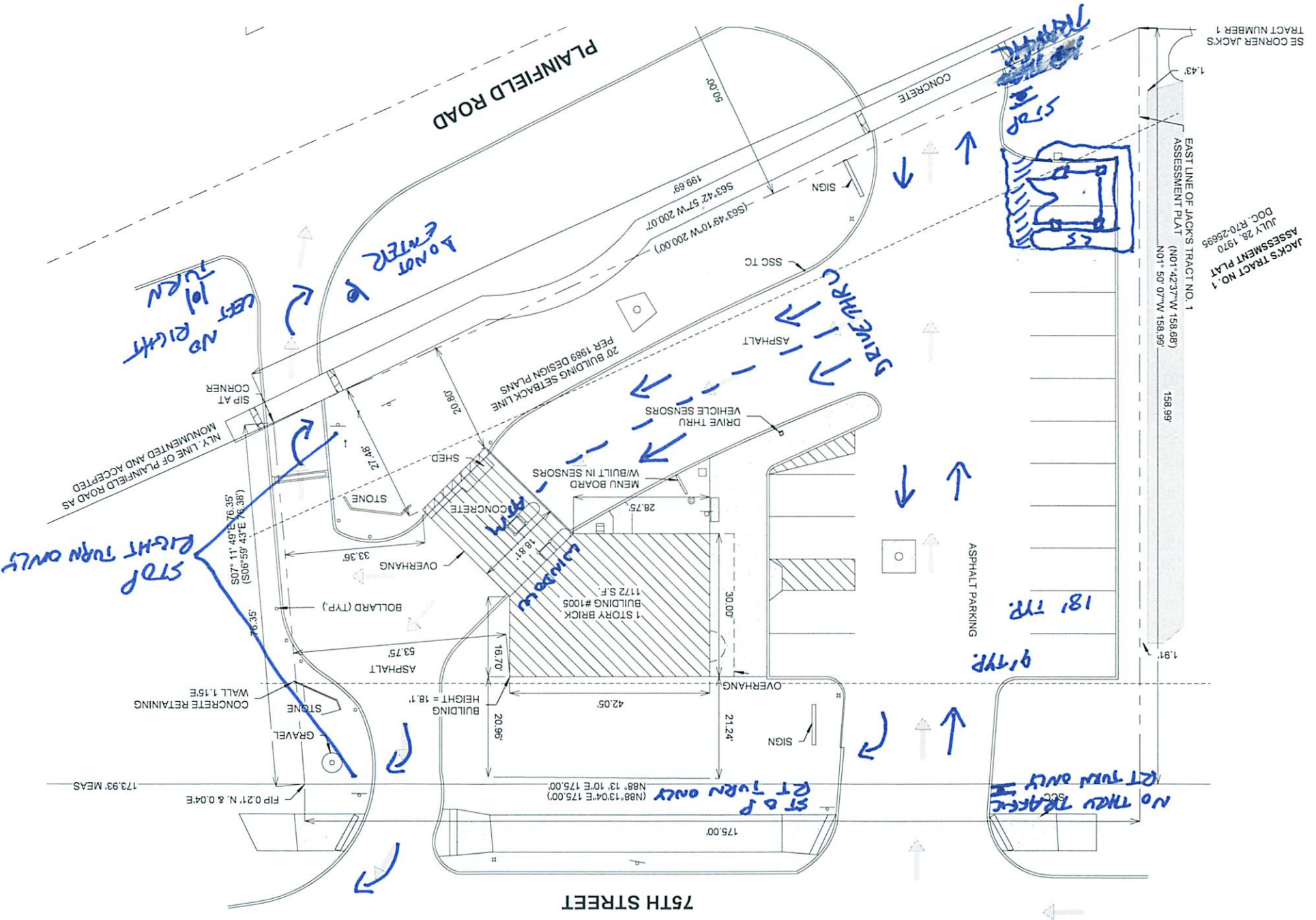
LOW ROOF **HIGH ROOF**



| ISSUED FOR | REV | DATE |
|-------------------|-----|------------|
| ISSUED FOR PERMIT | | 07/25/2022 |
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Project: 1005 75th St, Darien, IL 60561
 Project number: SA.22.004
 Drawn by: SC
 Checked by: FS
 description:
 COVER SHEET

ARCHITECT'S NOTE: ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY DISCREPANCY BETWEEN THESE DRAWINGS AND THE CONSTRUCTION CONTRACT. ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCING OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR THE CONSTRUCTION CONTRACT. ARCHITECT SHALL NOT HAVE CONTROL OVER THE CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR OR THEIR AGENTS OR EMPLOYEES OR ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK. ARCHITECT SHALL NOT BE "IN CHARGE" OF THE WORK AS THE TERM IS DEFINED IN THE ILLINOIS STRUCTURAL ACT. ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ERRORS AND/OR OMISSIONS MADE DURING CONSTRUCTION BY THE CONTRACTOR. THE OWNER'S SOLE REMEDY FOR CONSTRUCTION DEFECTS, ERRORS OR OMISSIONS SHALL BE AGAINST THE CONTRACTOR. THIS DRAWING IS THE SOLE PROPERTY OF SENGAARCHITECTS AND IS PROTECTED UNDER US COPYRIGHT LAW AND ARCHITECTURAL WORKS PROTECTION ACT OF 1990. THE COPY OF THIS DRAWING AND /OR DISTRIBUTION TO UNAUTHORIZED PERSONNEL OR CONSTRUCTION OF THE STRUCTURE DEPICTED HEREIN WITHOUT EXPRESS WRITTEN CONSENT OF SENGAARCHITECTS WOULD CONSTITUTE INFRINGEMENT OF SENGAARCHITECTS INC. THE RECEIPT OF THIS DRAWING ACKNOWLEDGES AND AGREES THAT THE OWNERSHIP OF THE DRAWING AND ALL OTHER RIGHT, TITLE, AND INTEREST THEREIN, INCLUDING WITHOUT LIMITATION, ALL RIGHTS UNDER US COPYRIGHT AND OTHER INTELLECTUAL PROPERTY LAW, ARE RETAINED BY SENGAARCHITECTS (C) 2016.



information beyond that which is collected when checking for proper licensee operations on stings or store visits, I am happy to periodically meet with law enforcement officials to explain processes and protocols to allow confidence that we are operating in compliance with applicable law—though this is not required at my other locations.

8. I am not a licensed person and I do not own or operate licensed entities relating to any aspect of operations authorized by the Illinois Cannabis Control Act, 720 ILCS 550/1.
9. I will not consider opening or open any line of business at 1005 75 Street, Darien, if the business requires a license under local cannabis control regulations or under the Illinois Cannabis Control Act.
10. I understand that the City has reserved the opportunity to operate such a business to locations that do not include this site. I also note that I am advised that the site is too small for a dispensary operation under currently known standards of operations.
11. If any of the considerations in Item 8 and Item 9 were to change, I understand that I am not presently allowed to open a business under the Cannabis Control Act at 1005 75th Street, Darien, and that the City may not ever alter its position in regard to the proper location of these types of businesses.
12. This statement is provided in writing in advance of hearing on September 21, 2022 in order that it may be considered before I adopt it under oath at hearing.

Dated: September 15, 2022

TABRIZ KHANDLODHI

ATTACHMENT 5: SIGN PROGRAM



Signs
& Graphics

Whole Sale & Retail Interior / Exterior Signage
6144 1/2 N.Lincoln Ave Chicago,IL60659

773-303-0161

Licensed • Bonded • Insured

CUSTOMER: Dr Smoke
LOCATION: 1005 75th St,
Darien, IL 60561

Design By: CN
Date: 07/21/2022

_____/_____/2022
Customer approval signature Date

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Special Note:

_____/_____/2022
Landlord approval signature Date

ATTACHMENT 6: ZONING COMPLIANCE TABLE

TABLE OF ZONING COMPLIANCE
1005 75TH STREET, DARIEN ILLINOIS (PIN 09-27-300-011)
 KHANLODHI AND ENTITY SUCCESSOR (TBD)
 RE-USE OF WEST SUBURBAN BANK BUILDING
 APPLICATION FOR B-2 SPECIAL USES AND VARIATIONS

| SUBJECT | SECTION | STANDARD | PROVIDED | NOTES |
|---------------------------|-------------------|-------------------|------------------------|--------------------------------------|
| Type of Business | 5A-8-1-1 | Retail | Retail | Complies |
| Display of Goods | 5A-8-1-2 | Indoors | Indoors, drive through | Complies |
| Site Plan Review | 5A-8-3-2 | Req'd if increase | Not required | Survey provided, complies |
| Permitted Uses | 5A-8-3-3 | Art shops | Art shop | |
| Permitted Uses | 5A-8-3-3 | General retail | General retail | Complies |
| Permitted Uses | 5A-8-3-3 | Tobacco shops | Tobacco shop | Complies |
| Permitted Uses | 5A-8-3-3 | Banks | ATM | Drive through |
| Special Uses | 5A-8-3-4 | Drive through | Drive through ATM, T | Note: 5A-8-2-4 |
| Minimum Lot Area | 5A-8-3-6 | 2 acres | 0.49 acres/21,130 SF | Existing lot of record |
| Front Yard (North) | 5A-8-3-8(A)(1)(a) | 50 feet | 20.96 feet | Variation, existing condition |
| Front Yard Pkg. (North) | 5A-8-3-8(A)(1)(b) | 30 feet | 21 feet | Variation, existing condition |
| Interior Yard (East) | 5A-8-3-8(B)(1)(a) | 30 feet | 33 feet | Complies |
| Interior Yard Pkg. (East) | 5A-8-3-8(B)(1)(b) | 20 feet | 1.7 feet | Variation, existing condition |
| Front Yard (South) | 5A-8-3-8(A)(1)(a) | 50 feet | 20 feet | Variation, existing condition |
| Front Yard Pkg. (South) | 5A-8-3-8(A)(1)(b) | 30 feet | 20 feet | Variation, existing condition |
| Interior Yard (West) | 5A-8-3-8(B)(1)(a) | 30 feet | 75 feet | Complies |
| Int. Yard Pkg. (West) | 5A-8-3-8(B)(1)(b) | 20 feet | 2.5 feet | Variation, existing condition |
| Height | 5A-8-3-9 | 40 feet (3 stor.) | +/-16 feet (1 story) | Complies |
| FAR | 5A-8-3-9 | 0.60 (12,678 SF) | 0.06 (1,172 SF) | Complies |
| Building coverage | 5A-8-3-9 | 0.50 (10,565 SF) | 0.08 (1,662 SF) | Complies, incl. drive through canopy |
| Lot coverage | 5A-8-3-9 | 0.75 (15,847 SF) | 0.70 (+/-14,698 SF) | Complies (will decr. w/ waste encl.) |
| Landscape Ch. 10 | 5A-8-3-10(A) | | | |
| Stone | 5A-10-2(A) | Not landscape | Used in storm planning | Variation, existing condition |
| Plantings | 5A-10-3 | Standards | No new planting | Not applicable |
| Front Yard Points North | 5A-10-5(A) | 787.5 | 390 | Variation, existing condition |

| SUBJECT | SECTION | STANDARD | PROVIDED | NOTES |
|-------------------------------------|------------------|--------------------|---------------------------|--------------------------------------|
| Front Yard Points East | 5A-10-5(B) | 456 | 0 | Variation, existing condition |
| Front Yard Points South | 5A-10-5(A) | 900 | 175 | Variation, existing condition |
| Front Yard Points West | 5A-10-5(B) | 954 | 0 | Variation, existing condition |
| Shrubs Adj. to Parking | 5A-10-6(A) | 58 shrbs, 2 shade | 2 shade | Variation, existing condition |
| Points near drives, front | 5A-10-6(B) | 720 | 515 | Variation, existing condition |
| Points near drives, side | 5A-10-6(B) | 930 | 0 | Variation, existing condition |
| Screen mechanicals | 5A-10-6(B) | So. ATM area | Screened | Complies |
| End of row landscape | 5A-10-6(C)(1) | 4-6 trs, 64-96 shr | 2 streets, 9 shrubs | Variation, existing condition |
| Circulation delineation | 5A-10-6(C)(2) | 9-foot width | 3 feet along north D.T. | Variation, existing condition |
| Intermediate L.S. Islands | 5A-10-6(D) | For 15+ spaces | Not required | Complies, waste encl. -2 spaces |
| Existing Vegetation | 5A-10-9 | Replacement | NW SW only replaced | Variation, existing condition |
| Landscape Plan | 5A-10-10(A) | LS Plan req'd | Perm Pl enclosure only | Variation, no new development |
| <i>Parking Loading Ch 11</i> | 5A-8-3-10(B) | | | |
| Appropriate access | 5A-11-2-1(D) | Least interf. | | Complies |
| Appropriate access | 5A-11-2-1(D) | Meet DW specs | | |
| Stall Size, Aisle Width | 5A-11-2-1(F)(3) | 9' x 18'; 24'; 60' | 9' x 18'; >30'; 66' | Complies |
| Landscape Requirements | 5A-11-2-1(G) | Comply w Ch 10 | Need Relief | Variation, existing condition |
| Accessible Spaces | 5A-11-2-3(B) | 1 req'd | 1 provided | Complies |
| Number Driveways | 5A-11-3(B)(1)(a) | 2 | 4 | Variation, existing condition |
| 1-Way Drive W @ Lot | 5A-11-3(B)(1)(b) | 12'-15' | 18' (N); 14' (S) | Variation (N), existing condition |
| 2-Way Drive W @ Lot | 5A-11-3(B)(1)(b) | 24'-30' | 30' (N); 29' (S) | Complies |
| DW Dist. from Lot Line | 5A-11-3(B)(1)(c) | 20 feet | 2' (SE); >20' (others) | Variation (SE), existing condition |
| Driveway Spacing | 5A-11-3(B)(1)(d) | 50' minimum | 35' (SW); >50' (others) | Variation (SW), existing condition |
| DW to Intersection | 5A-11-3(B)(1)(e) | 50' minimum | >50' (all) | Complies |
| DW to Crosswalk | 5A-11-3(B)(1)(f) | 10' minimum | >10' (all) | Complies |
| DW Curb Radii | 5A-11-3(B)(1)(g) | 15' minimum | >15' (all) | Complies |
| DW Curblin Angle | 5A-11-3(B)(1)(h) | 60 degree max | Vague, NE may be >60 | Variation (NW), existing condition |
| Parking (Cl. 4, 4:1000) | 5A-11-5 (Table) | 4 | 13-14 (incl 1 accessible) | Complies (range for waste encl.) |
| Stacking Store | 5A-11-5 (Table) | No regulation | 4 | 2-3 at most required, drug store (0) |
| Stacking ATM | 5A-11-5 (Table) | 4 | 4 | Complies |
| Loading (Cl. 4, 7K-60K) | 5A-11-5 (Table) | 0 | 0 | Complies |

| SUBJECT | SECTION | STANDARD | PROVIDED | NOTES |
|--------------------------|----------------|---------------------|---------------------------|-----------------------------------|
| <i>Signs T4, Ch 3</i> | 5A-8-3-10(E) | | | |
| Window Sign Max Area | 4-3-7(A)(12) | 25% of window | TBD | Will Comply |
| If not open, signs off | 4-3-7(C)(1) | 11 PM-7 AM | TBD | Will Comply |
| Ground signs allowed | 4-3-7(D) | 2 | 2 | Complies |
| Sign Setback | 4-3-7(E) | 4' (str), 30' (lot) | 4' (str); >30' (lot line) | Complies |
| Sign to Driveway | 4-3-7(E) | 20' to driveway | 8' (N); 4'-10' (S) | Variation, existing condition |
| Wall Sign to Residential | 4-3-7(E) | Prohibited | N faces; others comply | Variation, existing condition |
| Ground Sign Landscape | 4-3-7(G) | Min. 4' wide | 0 | Comply at permit; Director review |
| Wall Signs Allowed | 4-3-10(B)(2) | 3 | 3 | 3 business frontages (N, E, S) |
| Wall Sign Area | 4-3-10(B)(2) | 142.85 SF max | 125 SF (20 SF logo) | Complies, logo same size as prior |
| Ground Sign Area | 4-3-10(B)(3) | 60 SF per side | 36 SF per side | Complies |
| Ground Sign Height | 4-3-10(B)(3) | 12 feet max | <12 feet | Complies |



Date: July 25, 2022

To: Mr. Tabriz Khanlodhi
Top Property, LLC

From: Lynn M. Means, P.E., PTOE, RSP1
Senior Transportation Engineer - BLA, Inc

Re: *Tobacco Shop with Drive-Thru Development*
1005 75th Street
Darien, Illinois

BLA-Inc. has conducted an evaluation of traffic and parking conditions in connection with the proposed redevelopment of the property located at 1005 75th Street in Darien, Illinois. The approximately 0.5-acre site currently contains an approximately 1,172 square-foot drive-in bank (1,662 square-feet with exterior canopy), with two drive-up ATMs, accessed via two driveways on 75th Street (a right-in/right-out and a right-out only) and two driveways on Plainfield Road (a full access and a right-out only). The site is served by 16 parking spaces, including 1 accessible space. *Exhibit 1* shows the location of the site with respect to the surrounding street system.

As currently proposed, the project will include the reuse of the site to a tobacco shop with drive-thru window. Access to the site will be maintained via the existing driveways on 75th Street and Plainfield Road. It will also include the retention of an ATM in the outer drive-thru lane. The project will reduce parking by 2 to 3 spaces to provide a waste enclosure (to a total of 13 to 14 spaces).

The following summarizes the analysis conducted, our findings and recommendations for your consideration.

EXISTING CONDITIONS

Area Land Use

The site includes a drive-in bank. The site is bound by 75th Street, the Southern DuPage County regional trail and residential uses to the north, commercial uses to the west, public highway, drainage and commercial uses to the east and Plainfield Road and residential uses to the south.

Existing Traffic

The annual average daily traffic (AADT) was obtained from the Illinois Department of Transportation (IDOT) (www.gettingaroundillinois.com) along the study area roadways near the site and are summarized in *Table 1*.

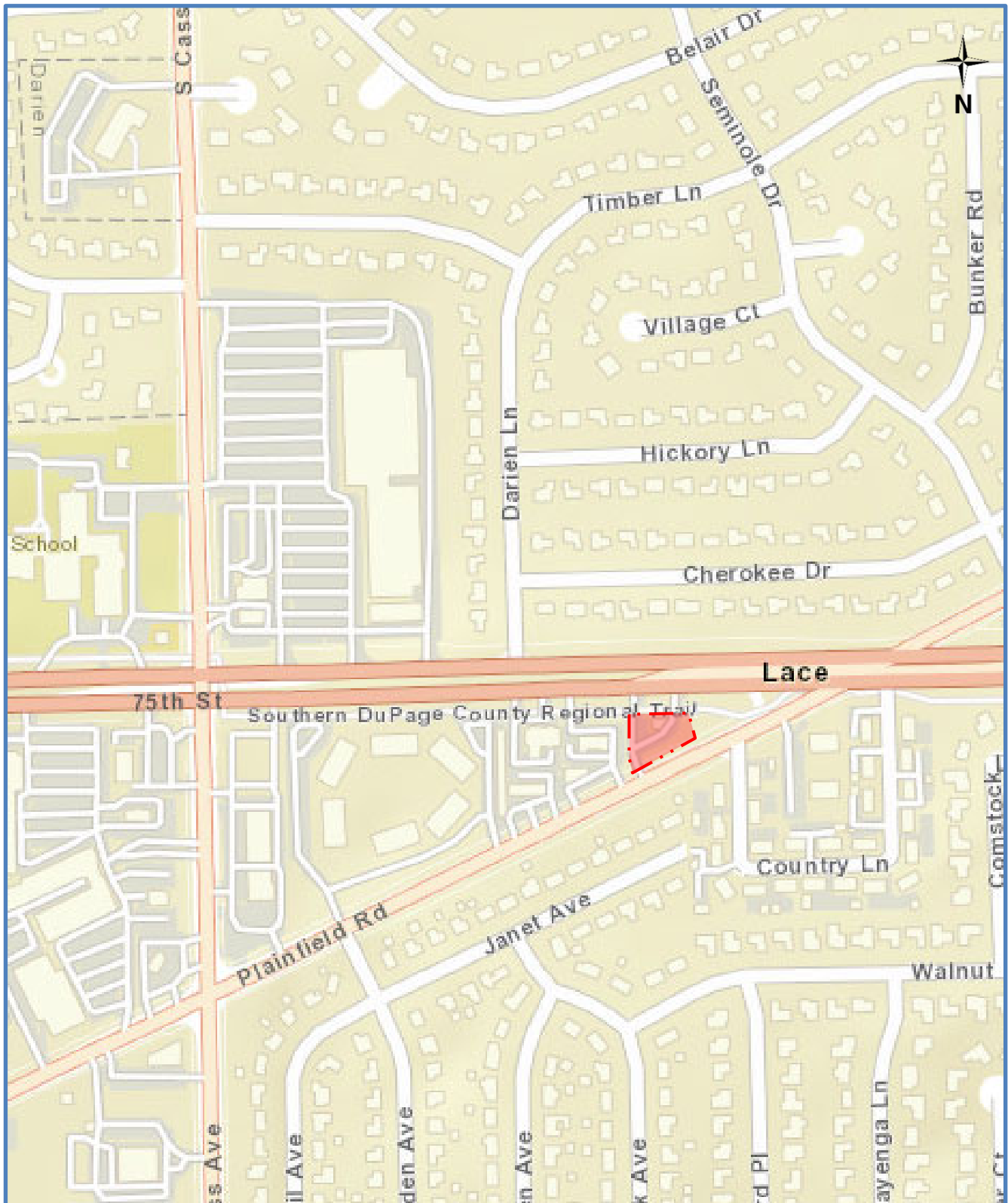
Table 1: Summary of IDOT AADT Volumes

| Location | IDOT AADT (year 2020) |
|--|-----------------------|
| <i>75th Street</i> | |
| Between Cass Ave and Plainfield Rd | 16,100 |
| <i>Plainfield Road</i> | |
| Between Cass Ave and 75 th St | 11,200 |

Peak period count data along 75th Street and Plainfield Road was obtained from IDOT’s Traffic Count Database System. Based on these counts, the weekday morning and evening peak hours occurred from 8 to 9 AM and 4 to 5 PM, respectively.

Summaries of the IDOT traffic count data are contained in *Appendix A*. *It should be noted, the IDOT traffic volumes presented in Appendix A represent “raw”, unadjusted data. These volumes are adjusted based on day of week and month of year factors, resulting in an AADT which is lower than the raw total.*

Exhibit 1: Site Location Map



SITE TRAFFIC CHARACTERISTICS

Proposed Development Plan

As proposed, the project consists of reusing the site to provide a tobacco shop with drive-thru window. It will also include the retention of an ATM in the outer drive-thru lane. The development will be served by a total of 13 to 14 off-street parking spaces, including one accessible space. Access to the site will be maintained via the existing site access: two driveways on 75th Street (one right-in/right-out and one right-out only) and two driveways on Plainfield Road (one full access and one right-out only). The right-out exit driveways will predominately be used by drive-thru traffic.

Proposed Operational Characteristics

Based on information received from the Client, anticipated operational characteristics of the proposed tobacco shop include:

- Typical hours of operation: Monday to Sunday, 10:00 AM to 11:00 PM.
- Staff: typically, one staff present, occasionally with a manager.
- Deliveries: no scheduled deliveries/large box trucks; deliveries occur only via USPS and vans.
- Customers: Typical weekday (Monday to Thursday) 160. On weekends typically 160 per day. Typical transaction time (average customer time spent in the store) is 3 minutes.

Trip Generation

The amount of traffic generated by a development depends on the type and density of the land use. Trip generation estimates for the development were calculated based on information published in the Institute of Transportation Engineers (ITE) Manual *Trip Generation*, 11th Edition (see *Appendix B*). The ITE manual is a compilation of national traffic data surveys used to estimate traffic volumes for various land uses.

However, the trip generation manual does not contain data specific to a tobacco shop with drive-thru window. The closest ITE land use codes (LUC) available are strip retail plaza (<40k), LUC 822, and pharmacy with drive-thru window, LUC 881. Accordingly, to provide a conservative analysis scenario, BLA obtained trip generation rates from similar existing facilities located in the Chicagoland area (see *Appendix C*). The local trip generation rates were compared to the available ITE rates, and the highest trip generation was assumed (highlighted in gray in *Table 2*). ITE LUC 912, Drive-In Bank, was assumed for the ATM use.

Not all vehicle trips expected to be generated by the proposed project represent new trips on the study area roadway system. Studies have shown that for similar developments, a substantial portion of the site-generated vehicle trips are already present in the adjacent passing stream of traffic or are diverted from another route to the proposed site. Based on data presented in the ITE *Trip Generation*, 11th Edition, the average pass-by trip percentage is between 31 and 49 percent for the tobacco use and between 29 and 38 percent for a drive-in bank/ATM use (see *Appendix B*). However, to provide a conservative analysis, a 25 percent reduction for pass-by traffic was applied to the development site-generated trips. *It should be noted that the volume of pass-by traffic does not reduce the total trips generated and those trip volumes will still be realized as turning movements at the site driveways.*

Table 2 provides a summary of the total trips to be generated by the proposed development

Table 2: Estimated Trip Generation

| Land Use | | Size | ITE Land Use Code | AM Peak Hour | | | PM Peak Hour | | | Saturday Peak Hour | | |
|---------------------------------|--------------------------|----------|-------------------|--------------|----------|-----------|--------------|-----------|-----------|--------------------|-----------|-----------|
| | | | | In | Out | Total | In | Out | Total | In | Out | Total |
| Tobacco Shop with Drive-Thru | Local Rates ¹ | 1,172 SF | -- | -- | -- | 24 | 24 | 48 | 23 | 23 | 46 | |
| | ITE Rates | | 822 | 4 | 3 | 7 | 8 | 9 | 17 | 4 | 4 | 8 |
| ATM | ITE Rates | 1 Lane | 912 | 5 | 3 | 8 | 13 | 14 | 27 | 14 | 14 | 28 |
| Subtotal (Tobacco Shop & ATM) | | | | 9 | 6 | 15 | 37 | 38 | 75 | 37 | 37 | 74 |
| <i>Less pass-by trips (25%)</i> | | | | -2 | -2 | -4 | -9 | -9 | -18 | -9 | -9 | -18 |
| Total New Trips | | | | 7 | 4 | 11 | 28 | 29 | 57 | 28 | 28 | 56 |

¹ The proposed tobacco shop use is anticipated to experience minimal traffic during the weekday AM peak hour of adjacent street traffic. No local observations were available during this timeframe.

Former Site Use: Drive-In Bank

A trip generation comparison was also performed between the proposed tobacco store with drive-thru use, which includes the retention of one ATM, and the former drive-in bank based on the trip generation rates contained in the 11th Edition of the ITE Trip Generation Manual (see *Appendix B*).

As shown in *Table 3*, the proposed tobacco store with drive-thru use is anticipated to generate 2 less vehicle trips (-1 entering, -1 exiting) during the weekday AM peak hour, 21 more vehicle trips (11 entering, 10 exiting) during the weekday PM peak hour and 19 more vehicle trips (10 entering, 9 exiting) during the Saturday midday peak hour than the former drive-in bank use.

Table 3: Trip Generation Comparison: Proposed Versus Former Site Use

| Land Use/Size | ITE Land Use Code | AM Peak Hour | | | PM Peak Hour | | | Saturday Peak Hour | | |
|--|-------------------|--------------|-----------|-----------|--------------|-----------|-----------|--------------------|----------|-----------|
| | | In | Out | Total | In | Out | Total | In | Out | Total |
| Proposed Use – Tobacco Shop with Drive-Thru Window and Existing ATM ¹ | | | | | | | | | | |
| 1,172 SF & 1 ATM | -- | 9 | 6 | 15 | 37 | 38 | 75 | 37 | 37 | 74 |
| Previous Site Use – Drive-In Bank | | | | | | | | | | |
| 1,172 SF / 2 Lanes | 912 | 10 | 7 | 17 | 26 | 28 | 54 | 27 | 28 | 55 |
| Net Change² | | -1 | -1 | -2 | 11 | 10 | 21 | 10 | 9 | 19 |

¹ Total Trips (not discounting for pass-by traffic) from Table 2.

² Proposed use less previous site use.

Of note, banking has significantly changed over time. Up until the late 1990s, if you had to do any banking, it was necessary to use the drive-through lane or park/walk into the lobby. Since that time, online banking, direct deposits, and use of ATMs, has significantly changed banking and its associated traffic characteristics. Thus, the former bank use trip generation was realistically higher than summarized in the above table.

TRAFFIC EVALUATION

The total (including both entering and exiting) *new* weekday AM, weekday PM and Saturday midday peak hour vehicular trips of 15 to 74, are expected on the streets leading beyond the study area, or approximately 1 additional vehicle every 1 to 4 minutes. *Note, this increase does not discount for the former drive-in bank use on the site (see Table 3 for comparison to former site use).*

Accordingly, the amount of site-generated traffic is expected to have minimal effects on the operations of the external street network.

DRIVE-THRU QUEUING (STACKING) ANALYSIS

A drive-thru queuing (stacking) analysis was conducted to determine whether the proposed storage space is adequate to accommodate the drive-thru vehicles. Based on the Site Plan prepared by Senga Architects, the on-site vehicle storage space of the proposed drive-thru window lane is four vehicles in each lane without the disruption of site access or on-site circulation. An additional eight vehicles could be stored on site, six to the north towards 75th Street and two to the south towards Plainfield Road (for a total of 12 vehicles), prior to impacting operations off-site.

Based upon recent surveys conducted in 2021 at similar tobacco shops in the Chicagoland area with drive-through facilities (see *Appendix C*), the average stacking was two vehicles, which can be adequately accommodated on site without impacting on- or off-site operations. The maximum stacking observed at the locations surveyed was three vehicles, which can also be accommodated on-site.

For the existing ATM use, the minimum City of Darien requirements of 4 spaces per ATM is provided on-site.

PARKING ANALYSIS

Parking Demand Requirements

Based on the parking requirements outlined in the City of Darien Code of Ordinance (5A-11-5), 5 parking spaces are required for the proposed site. The City’s parking requirements are summarized in *Table 4*.

Table 4: City of Darien Parking Requirements

| Use | Size | Parking Requirement | Parking Spaces | |
|----------------------|----------|---------------------------|----------------|----------|
| | | | Required | Provided |
| Retail, Tobacco Shop | 1,172 SF | 4 spaces per 1,000 SF GFA | 5 | 13 to 14 |

Parking Demand Projections

Based on parking surveys conducted by BLA on a weekday and weekend in December 2021, the peak observed parking demand at similar tobacco shops did not exceed 5 spaces, or 2.25 spaces per 1,000 square-foot of gross-floor area. Using this rate, the peak parking demand for the proposed 1,172 square-foot facility is anticipated to be 3 spaces.

Accordingly, the proposed parking supply of a minimum of 13 spaces will be adequate to accommodate the project parking demand for the proposed development.

CONCLUSIONS AND RECOMMENDATIONS

A traffic and parking summary was performed for the proposed tobacco shop with drive-thru window development located at 1005 75th Street in Darien, Illinois. Overall, the development is anticipated to have little effect on the operations of the area roadway network. The proposed site access is adequate to accommodate the projected site traffic. Adequate parking will be provided on-site to accommodate the anticipated peak demand. The on-site vehicle storage capacity of the proposed drive-thru is expected to be accommodated on-site.

We offer the following recommendations for your consideration:

- Appropriate wayfinding signing and/or pavement markings should be provided on site to direct traffic to the drive thru, including delineation/definition of the drive-thru lane, to discourage wrong-way traffic.
- Employee(s) should be encouraged to park in remote spaces (furthest from the site entrance) to provide convenient parking for customers.
- Should deliveries via a larger vehicle be required in the future, they should be scheduled, to the extent feasible, during off-peak hours.

Appendices

Appendix A

IDOT Traffic Count Summaries



Volume Count Report

| LOCATION INFO | |
|---------------|---------------|
| Location ID | 022 3307 |
| Type | LINK |
| Funct'l Class | 3 |
| Located On | 75th St |
| From Road | Cass Ave |
| To Road | Plainfield Rd |
| Direction | 2-WAY |
| County | Dupage |
| Community | DARIEN |
| MPO ID | |
| HPMS ID | |
| Agency | Illinois DOT |

| COUNT DATA INFO | |
|--------------------|--------------------------------|
| Count Status | Accepted |
| Start Date | Tue 6/9/2020 |
| End Date | Wed 6/10/2020 |
| Start Time | 11:00:00 AM |
| End Time | 11:00:00 AM |
| Direction | 2-WAY |
| Notes | |
| Station | 75TH RD |
| Study | |
| Speed Limit | |
| Description | |
| Sensor Type | |
| Source | CombineVolumeCountsIncremental |
| Latitude,Longitude | |

| INTERVAL:60-MIN | |
|-----------------|----------------------|
| Time | Hourly Count |
| 0:00-1:00 | 98 |
| 1:00-2:00 | 52 |
| 2:00-3:00 | 46 |
| 3:00-4:00 | 41 |
| 4:00-5:00 | 105 |
| 5:00-6:00 | 337 |
| 6:00-7:00 | 714 |
| 7:00-8:00 | 949 |
| 8:00-9:00 | 973 |
| 9:00-10:00 | 1,043 |
| 10:00-11:00 | 1,133 |
| 11:00-12:00 | 1,404 |
| 12:00-13:00 | 1,542 |
| 13:00-14:00 | 1,492 |
| 14:00-15:00 | 1,540 |
| 15:00-16:00 | 1,584 |
| 16:00-17:00 | 1,630 |
| 17:00-18:00 | 1,526 |
| 18:00-19:00 | 1,143 |
| 19:00-20:00 | 876 |
| 20:00-21:00 | 601 |
| 21:00-22:00 | 428 |
| 22:00-23:00 | 261 |
| 23:00-24:00 | 140 |
| Total | 19,658 |
| AM Peak | 11:00-12:00 1,404 |
| PM Peak | 16:00-17:00 1,630 |



Volume Count Report

| LOCATION INFO | |
|---------------|---------------|
| Location ID | 022 3507 |
| Type | LINK |
| Funct'l Class | 4 |
| Located On | Plainfield Rd |
| From Road | Cass Ave |
| To Road | 75th St |
| Direction | 2-WAY |
| County | Dupage |
| Community | DARIEN |
| MPO ID | |
| HPMS ID | |
| Agency | Illinois DOT |

| COUNT DATA INFO | |
|--------------------|--------------------------------|
| Count Status | Accepted |
| Start Date | Mon 7/20/2020 |
| End Date | Tue 7/21/2020 |
| Start Time | 12:00:00 PM |
| End Time | 12:00:00 PM |
| Direction | 2-WAY |
| Notes | |
| Station | PLAINFIELD RD |
| Study | |
| Speed Limit | |
| Description | |
| Sensor Type | |
| Source | CombineVolumeCountsIncremental |
| Latitude,Longitude | |

| INTERVAL:60-MIN | |
|-----------------|----------------------|
| Time | Hourly Count |
| 0:00-1:00 | 55 |
| 1:00-2:00 | 26 |
| 2:00-3:00 | 16 |
| 3:00-4:00 | 35 |
| 4:00-5:00 | 89 |
| 5:00-6:00 | 201 |
| 6:00-7:00 | 399 |
| 7:00-8:00 | 570 |
| 8:00-9:00 | 695 |
| 9:00-10:00 | 663 |
| 10:00-11:00 | 667 |
| 11:00-12:00 | 811 |
| 12:00-13:00 | 879 |
| 13:00-14:00 | 796 |
| 14:00-15:00 | 902 |
| 15:00-16:00 | 987 |
| 16:00-17:00 | 1,106 |
| 17:00-18:00 | 1,040 |
| 18:00-19:00 | 803 |
| 19:00-20:00 | 660 |
| 20:00-21:00 | 533 |
| 21:00-22:00 | 292 |
| 22:00-23:00 | 183 |
| 23:00-24:00 | 94 |
| Total | 12,502 |
| AM Peak | 11:00-12:00 811 |
| PM Peak | 16:00-17:00 1,106 |

Appendix B

ITE Trip Generation Excerpts

Land Use: 822

Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area of the building.

The 40,000 square feet GFA threshold between strip retail plaza and shopping plaza (Land Use 821) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land use 820), shopping plaza (40-150k) (Land Use 821), and factory outlet center (Land Use 823) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, New Jersey, Ontario (CAN), South Dakota, Vermont, Washington, and Wisconsin.

Source Numbers

304, 358, 423, 428, 437, 507, 715, 728, 936, 960, 961, 974, 1009

Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 5

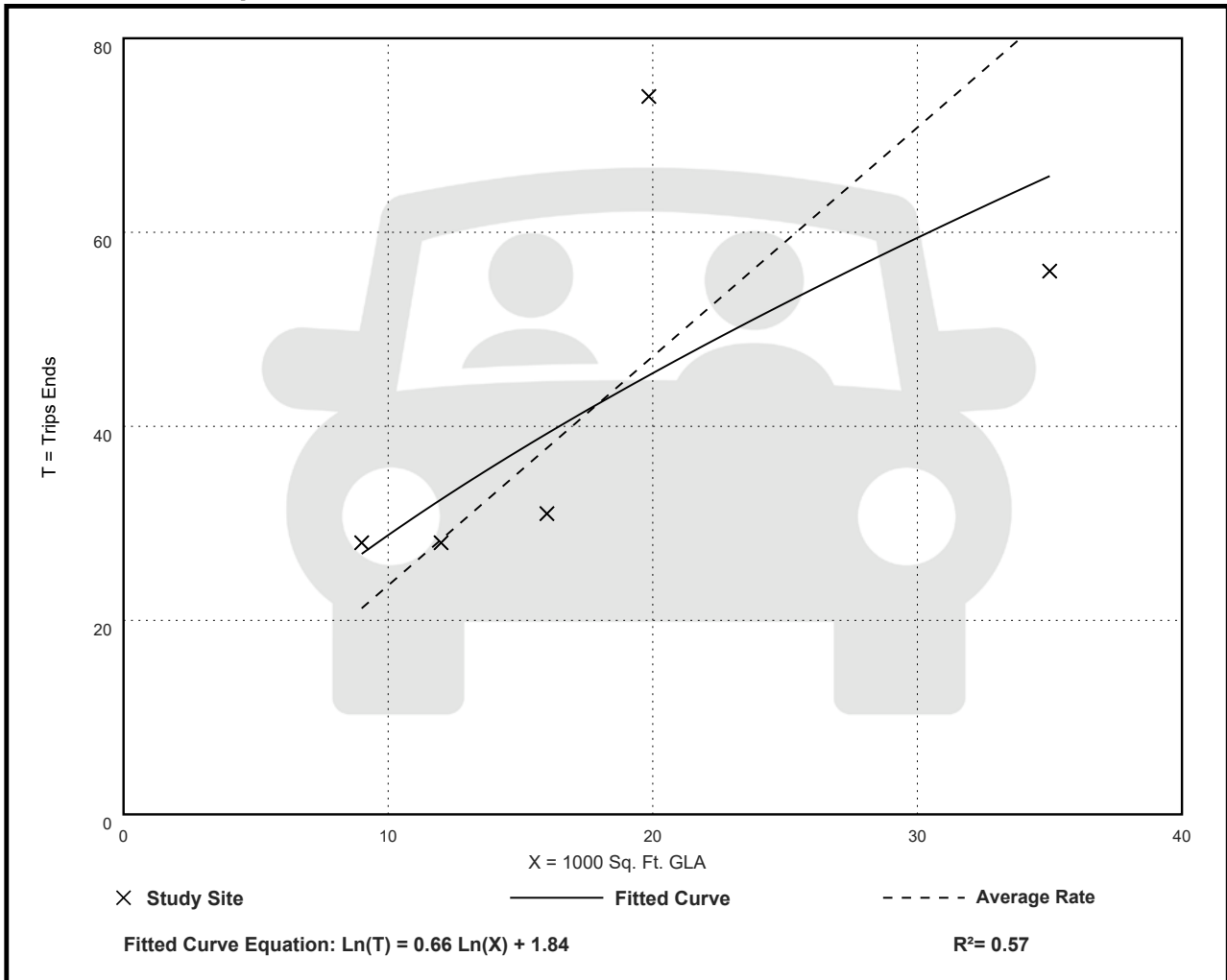
Avg. 1000 Sq. Ft. GLA: 18

Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 2.36 | 1.60 - 3.73 | 0.94 |

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 25

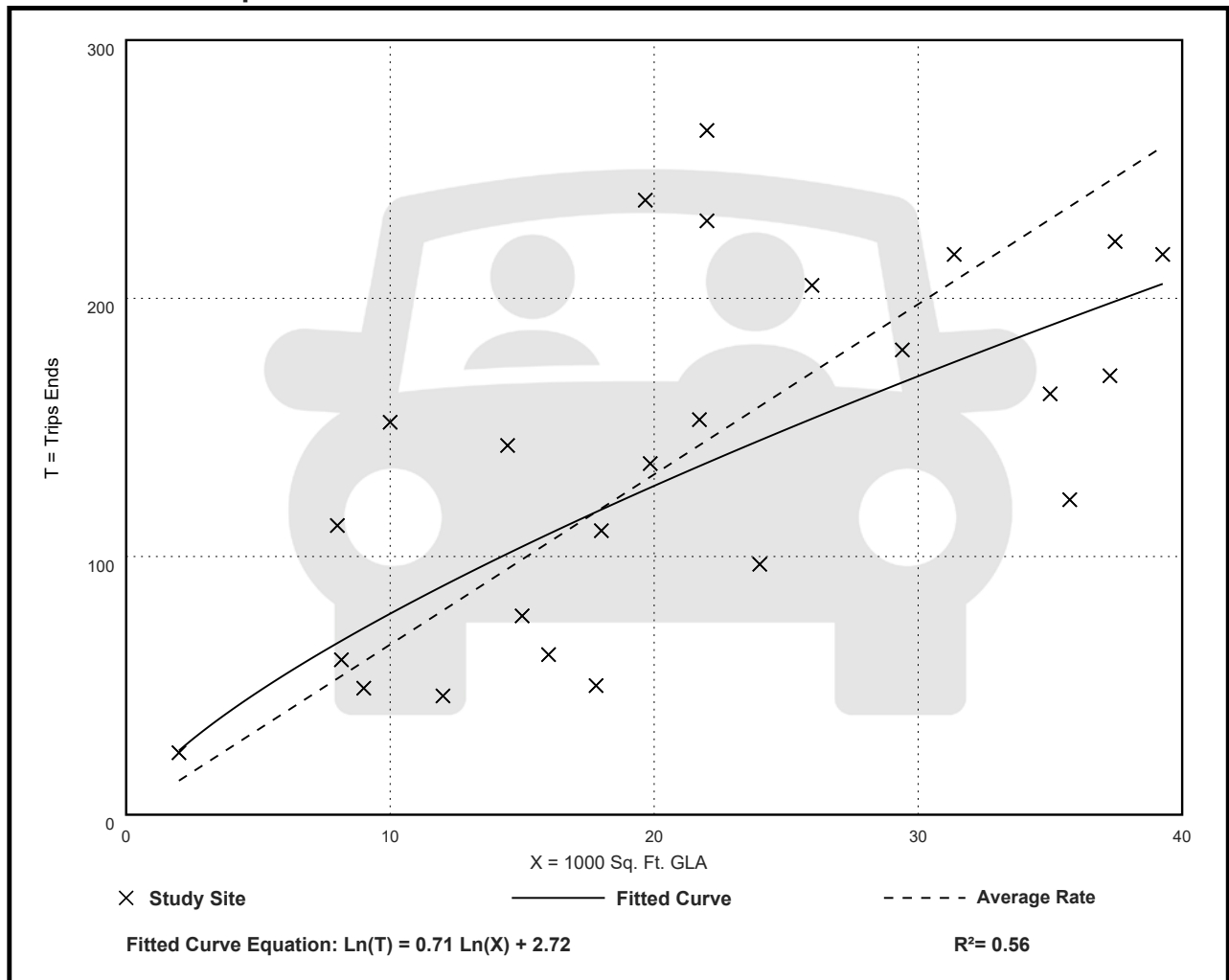
Avg. 1000 Sq. Ft. GLA: 21

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 6.59 | 2.81 - 15.20 | 2.94 |

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 12

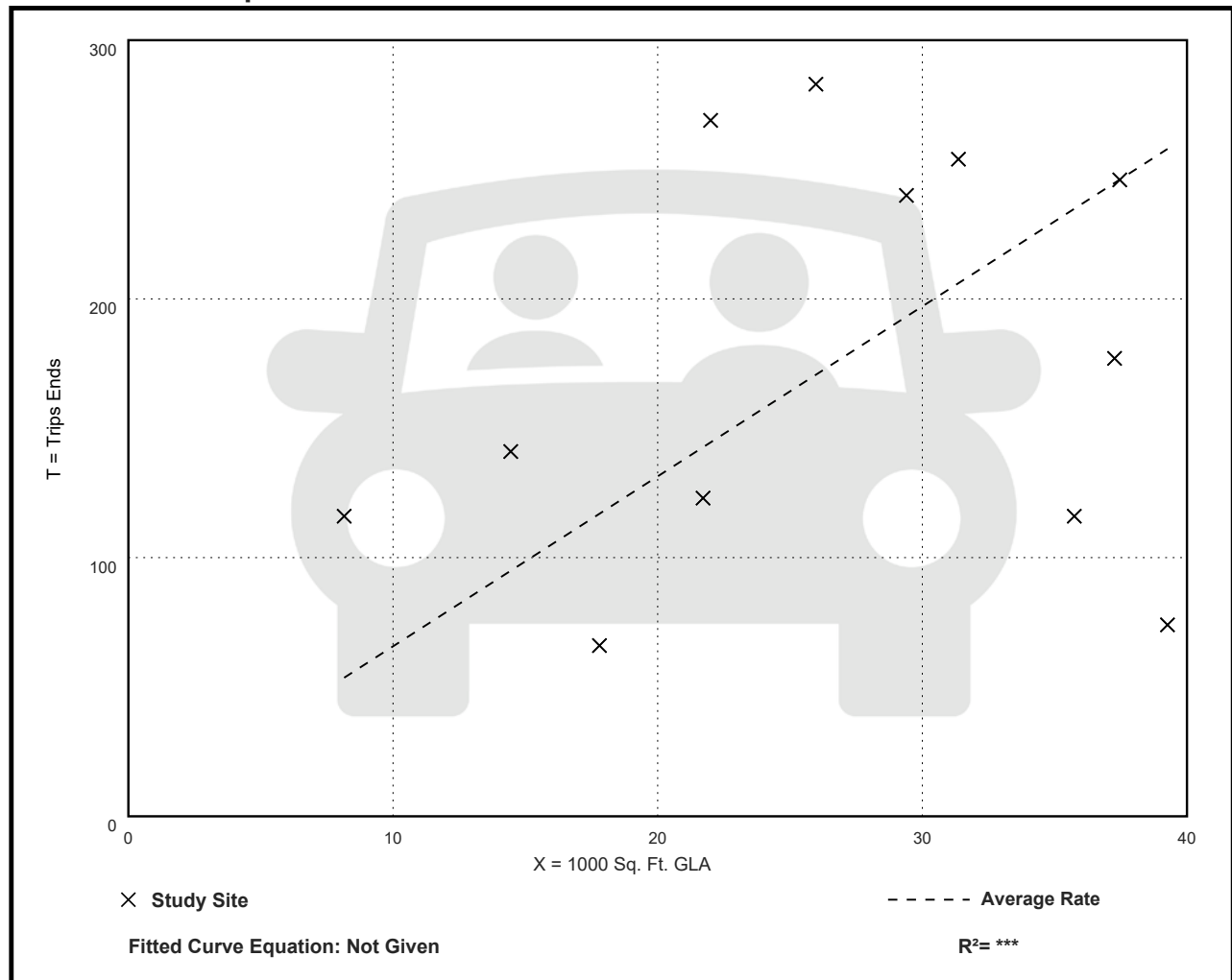
Avg. 1000 Sq. Ft. GLA: 27

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 6.57 | 1.88 - 14.23 | 3.45 |

Data Plot and Equation



Land Use: 881

Pharmacy/Drugstore with Drive-Through Window

Description

A pharmacy/drugstore is a retail facility that primarily sells prescription and non-prescription drugs. A pharmacy/drugstore also typically sells cosmetics, toiletries, medications, stationery, personal care products, limited food products, and general merchandise. The pharmacy/drugstores in this category have a drive-through window. Pharmacy/drugstore without a drive-through window (Land Use 880) is a related use.

Additional Data

Several study sites have two drive-through windows.

To assist in the future analysis of this land use, it is important that the number of drive-through lanes at the study site be reported.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1990s, the 2000s, and the 2010s in California, Colorado, Florida, Massachusetts, Minnesota, New Hampshire, New Jersey, New York, Texas, Vermont, and Wisconsin.

Source Numbers

369, 418, 436, 547, 550, 552, 563, 568, 573, 599, 621, 716, 727, 728, 734, 810, 870, 883, 1004, 1053

Pharmacy/Drugstore with Drive-Through Window (881)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

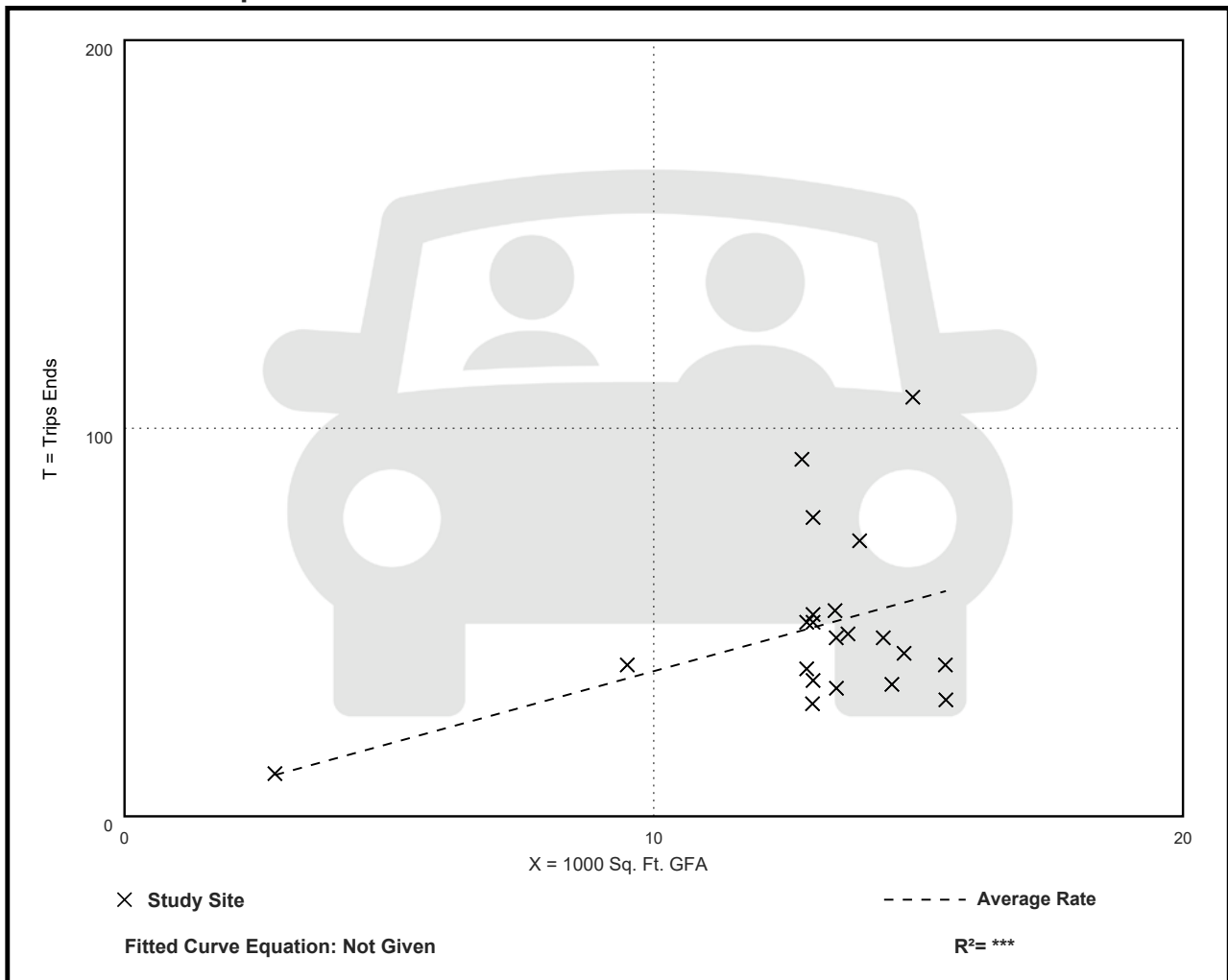
Avg. 1000 Sq. Ft. GFA: 13

Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 3.74 | 1.93 - 7.25 | 1.55 |

Data Plot and Equation



Pharmacy/Drugstore with Drive-Through Window (881)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 39

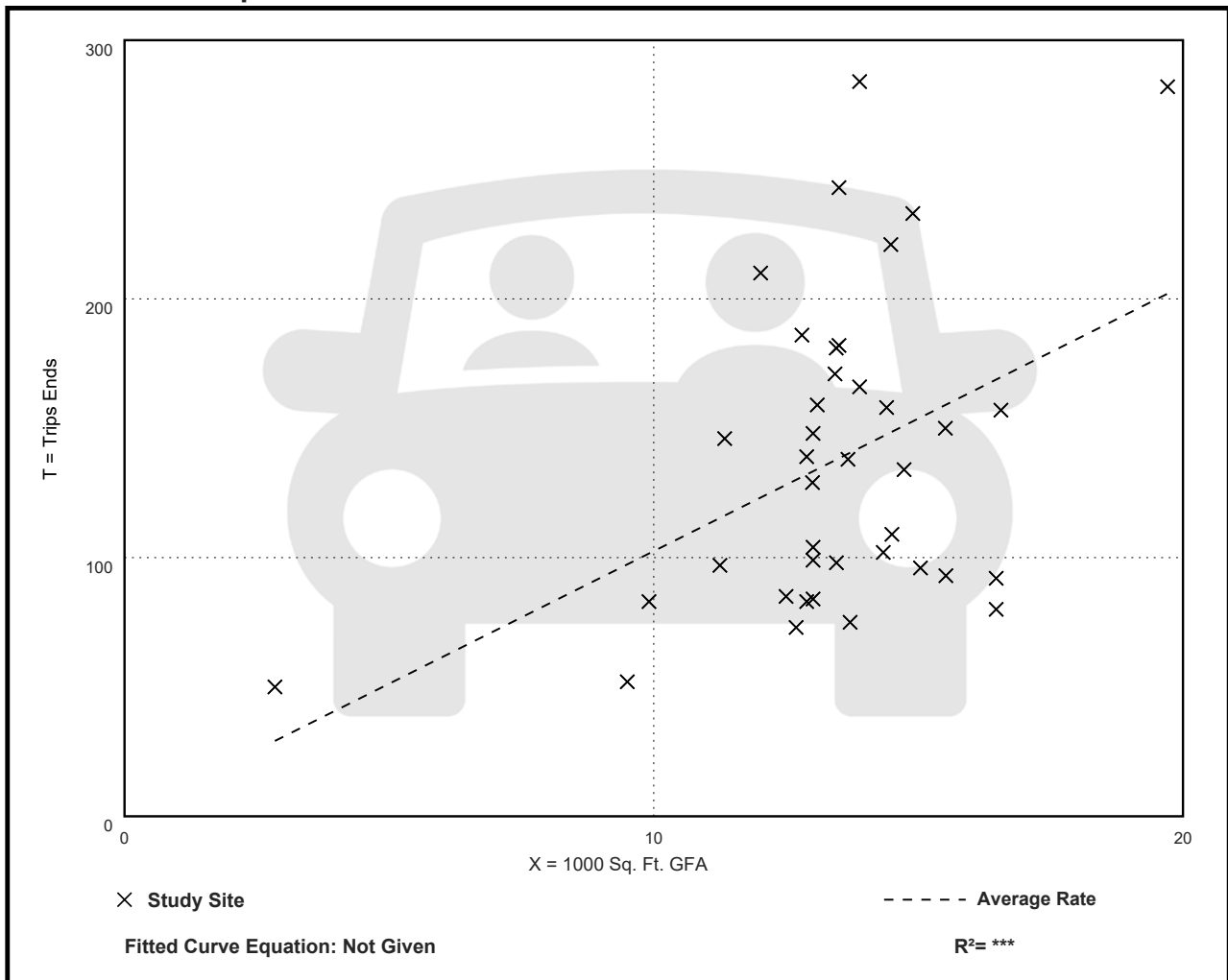
Avg. 1000 Sq. Ft. GFA: 13

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 10.25 | 4.86 - 20.45 | 4.01 |

Data Plot and Equation



Pharmacy/Drugstore with Drive-Through Window (881)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 16

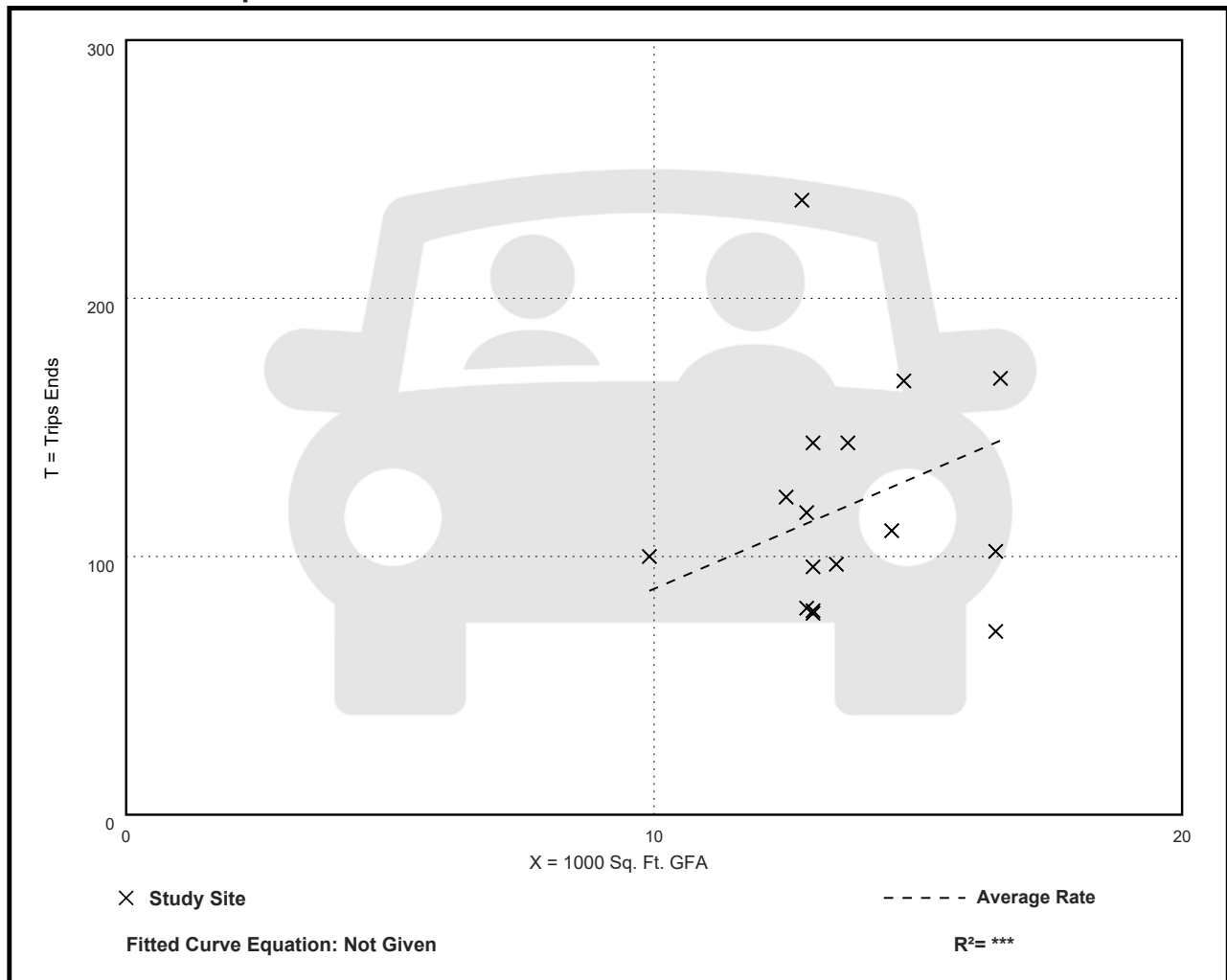
Avg. 1000 Sq. Ft. GFA: 14

Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 8.75 | 4.31 - 18.59 | 3.36 |

Data Plot and Equation



Land Use: 912

Drive-in Bank

Description

A bank is a financial institution that can offer a wide variety of financial services. A drive-in bank provides banking services for a motorist through a teller station. A drive-in bank may also serve patrons who walk into the building. The drive-in lanes may or may not provide an automatic teller machine (ATM). Walk-in bank (Land Use 911) is a related use.

Additional Data

The independent variable—drive-in lanes—refers to all lanes at a banking facility used for financial transactions, including ATM-only lanes.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 2000s and the 2010s in Colorado, Kentucky, Minnesota, Nebraska, New Jersey, New York, Oregon, Pennsylvania, Texas, Vermont, Virginia, Washington, and Wisconsin.

To assist in the future analysis of this land use, it is important that Friday data be collected and reported separately from weekday data. It is also important to specify the date and month of the data collection period and the number of drive-through lanes that are open at the time of the study.

Source Numbers

535, 539, 553, 555, 573, 577, 600, 624, 626, 629, 630, 637, 656, 657, 710, 724, 728, 866, 869, 883, 884, 927, 935, 961, 1047

Drive-in Bank (912)

Vehicle Trip Ends vs: Drive-In Lanes

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 36

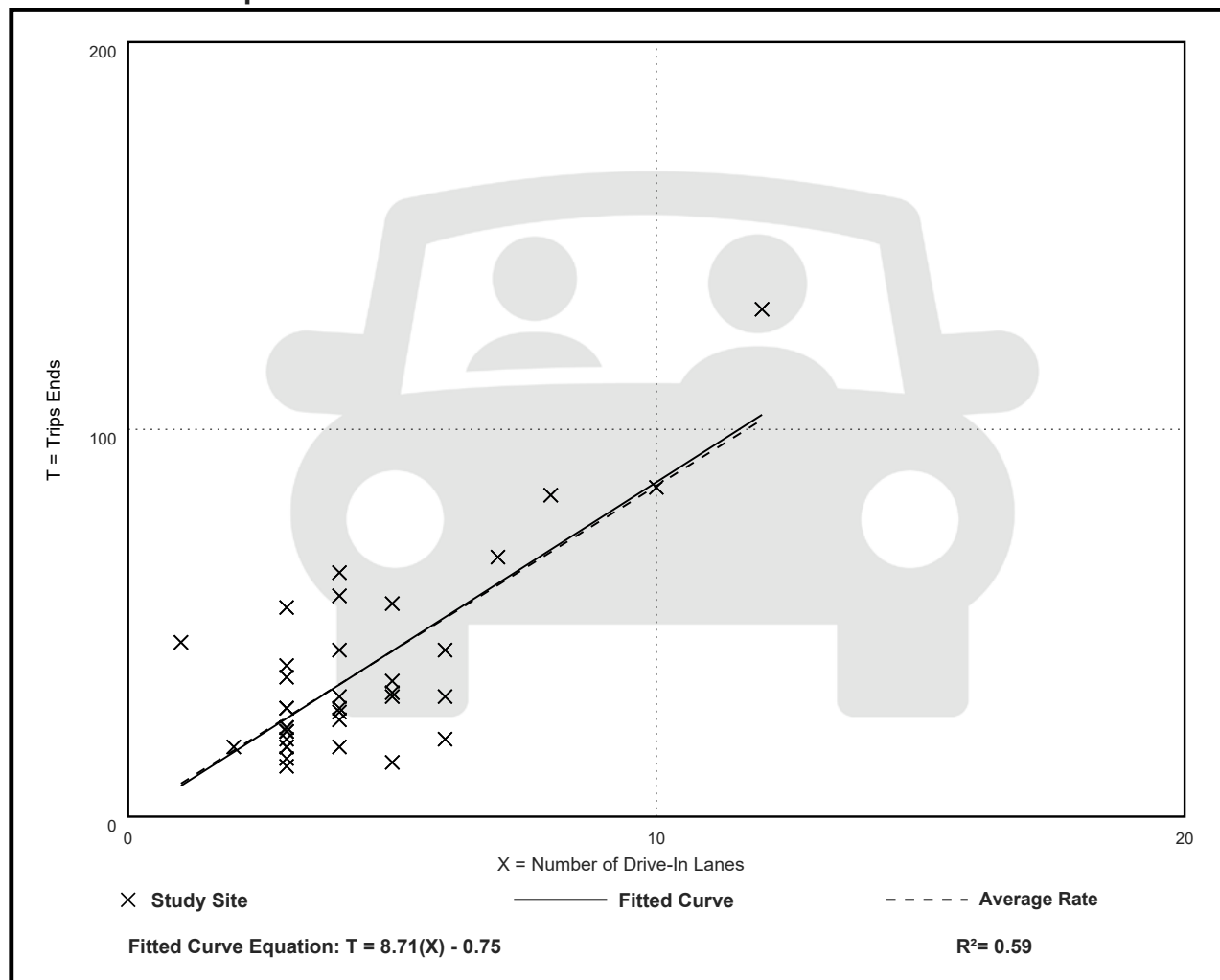
Avg. Num. of Drive-In Lanes: 4

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Drive-In Lane

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 8.54 | 2.80 - 45.00 | 4.37 |

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: Drive-In Lanes

On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 109

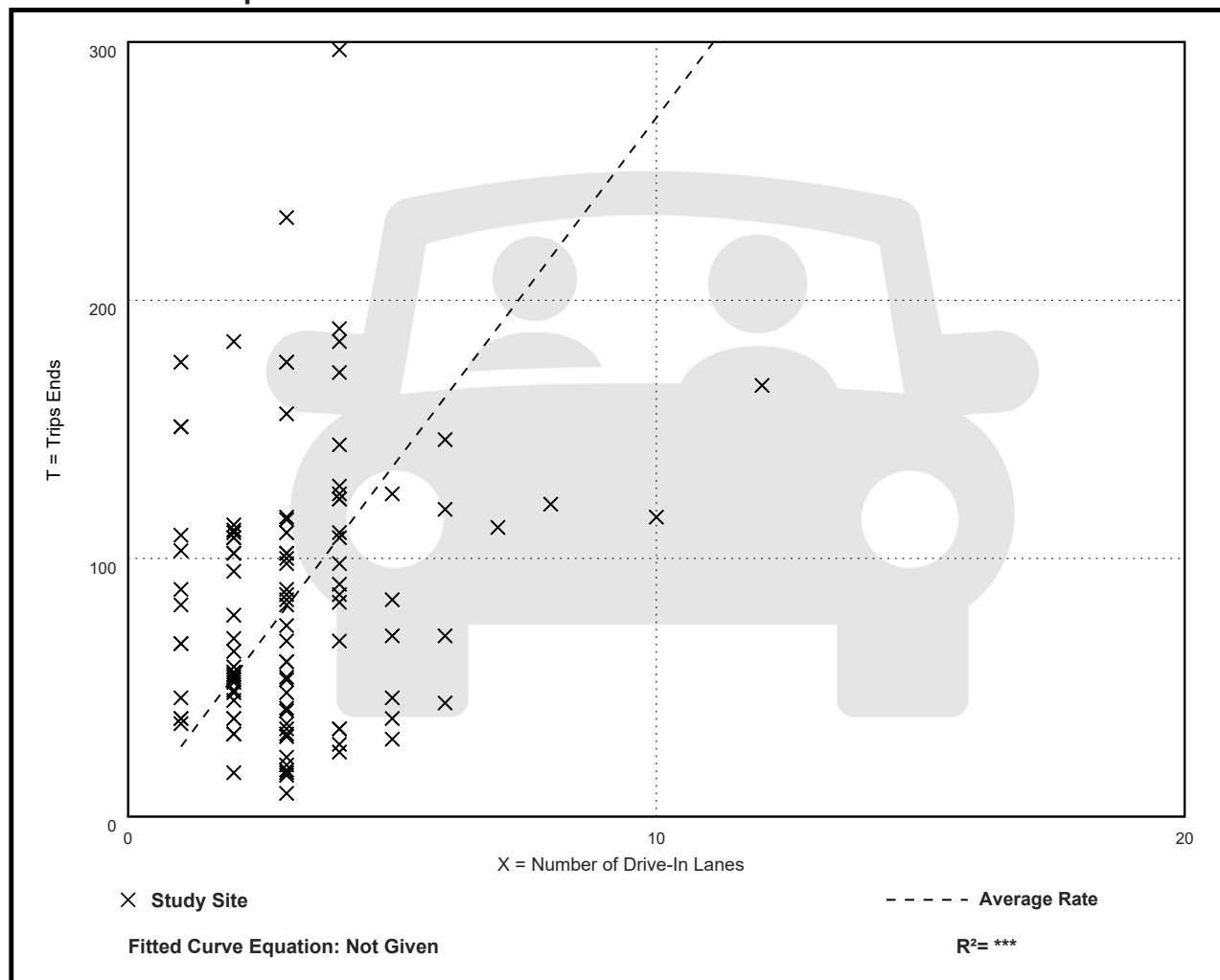
Avg. Num. of Drive-In Lanes: 3

Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per Drive-In Lane

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 27.07 | 3.00 - 176.00 | 22.13 |

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: Drive-In Lanes

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 31

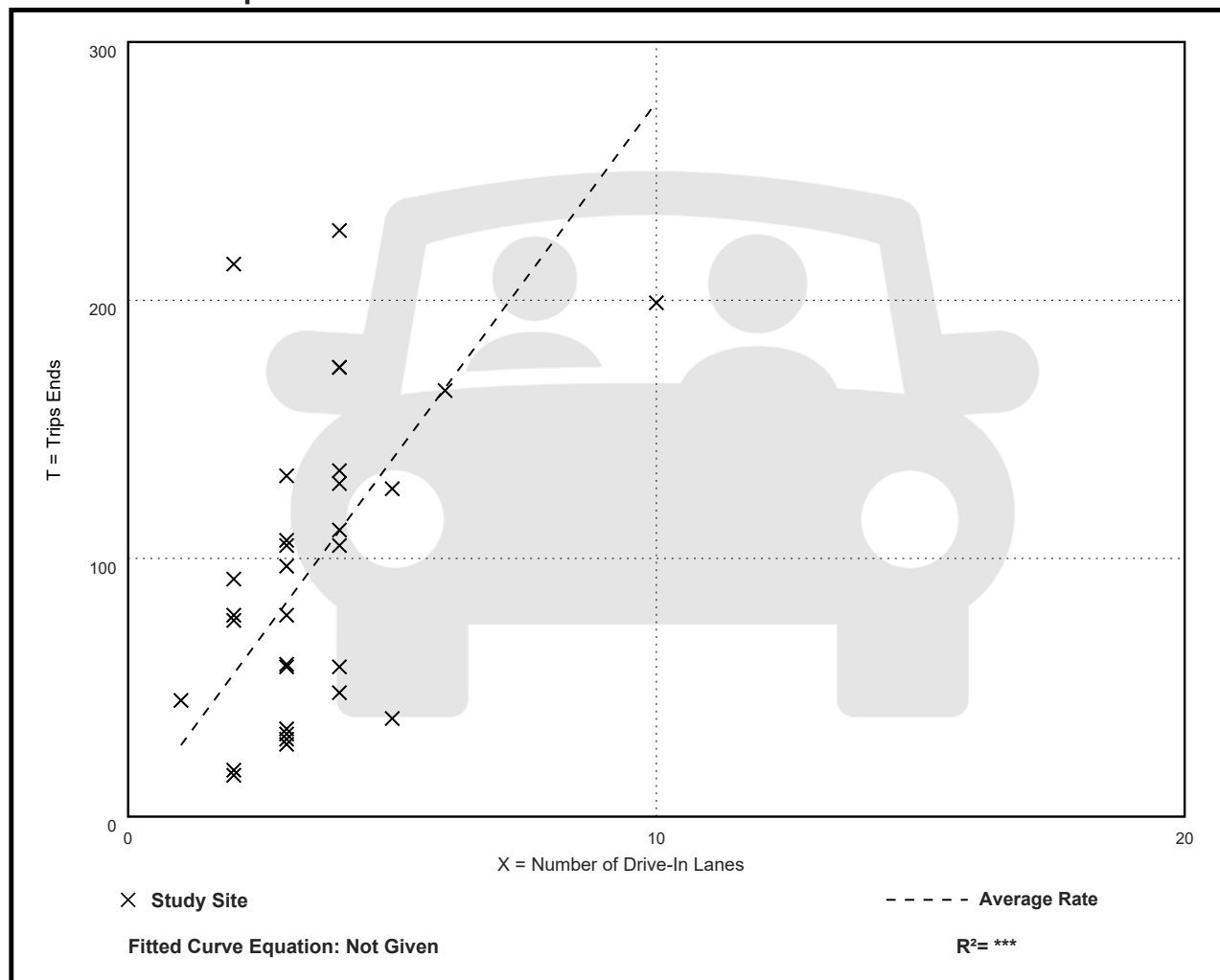
Avg. Num. of Drive-In Lanes: 3

Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per Drive-In Lane

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 27.67 | 7.60 - 107.00 | 17.13 |

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

| | | | | | | | | | |
|----------------------|--|-------------|--------------|------------------|-------------|-------------------|-----------|--------------|-----------------|
| Land Use Code | 821 | | | | | | | | |
| Land Use | Shopping Plaza (40 - 150k) | | | | | | | | |
| Setting | General Urban/Suburban | | | | | | | | |
| Time Period | Saturday Midday | | | | | | | | |
| # Data Sites | 1 | | | | | | | | |
| Average Pass-By Rate | 31% | | | | | | | | |
| | Pass-By Characteristics for Individual Sites | | | | | | | | |
| | | | | | | Non-Pass-By Trips | | | Adjacent Street |
| GLA (000) | State or Province | Survey Year | # Interviews | Pass-By Trip (%) | Primary (%) | Diverted (%) | Total (%) | Daily Volume | Source |
| 144 | New Jersey | 1990 | 264 | 31 | 47 | 22 | 69 | 63362 | 24 |
| | | | | | | | | | |

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

| | | | | | | | | | |
|----------------------|--|-------------|--------------|------------------|-------------------|--------------|-----------|-----------------------------|--------|
| Land Use Code | 881 | | | | | | | | |
| Land Use | Pharmacy/Drugstore with Drive-Through Window | | | | | | | | |
| Setting | General Urban/Suburban | | | | | | | | |
| Time Period | Weekday PM Peak Period | | | | | | | | |
| # Data Sites | 3 | | | | | | | | |
| Average Pass-By Rate | 49% | | | | | | | | |
| | Pass-By Characteristics for Individual Sites | | | | | | | | |
| GFA (000) | State or Province | Survey Year | # Interviews | Pass-By Trip (%) | Non-Pass-By Trips | | | Adj Street Peak Hour Volume | Source |
| | | | | | Primary (%) | Diverted (%) | Total (%) | | |
| 9.6 | Florida | 1995 | 370 | 47 | 40 | 13 | 53 | — | 30 |
| 16 | Florida | 1995 | 385 | 41 | 50 | 9 | 59 | — | 30 |
| 16 | Florida | 1995 | 522 | 58 | 25 | 17 | 42 | — | 30 |
| | | | | | | | | | |

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

| | | | | | | | | | |
|----------------------|--|-------------------|-------------|--------------|------------------|-------------------|-----------|---|-----------------------------|
| Land Use Code | 912 | | | | | | | | |
| Land Use | Drive-In Bank | | | | | | | | |
| Setting | General Urban/Suburban | | | | | | | | |
| Time Period | Weekday AM Peak Period | | | | | | | | |
| # Data Sites | 8 | | | | | | | | |
| Average Pass-By Rate | 29% | | | | | | | | |
| | Pass-By Characteristics for Individual Sites | | | | | | | | |
| | GFA (000) | State or Province | Survey Year | # Interviews | Pass-By Trip (%) | Non-Pass-By Trips | | | Adj Street Peak Hour Volume |
| | | | | | Primary (%) | Diverted (%) | Total (%) | | |
| 3.8 | Pennsylvania | 2005 | 11 | 27 | — | — | 73 | — | 19 |
| 3.8 | Pennsylvania | 2005 | 9 | 24 | — | — | 76 | — | 19 |
| 3.8 | Pennsylvania | 2005 | 22 | 34 | — | — | 66 | — | 19 |
| 3.8 | Pennsylvania | 2005 | 30 | 27 | — | — | 73 | — | 19 |
| 3.8 | Pennsylvania | 2005 | 34 | 40 | — | — | 60 | — | 19 |
| 3.8 | Pennsylvania | 2005 | 7 | 27 | — | — | 73 | — | 19 |
| 3.8 | Pennsylvania | 2005 | 15 | 16 | — | — | 84 | — | 19 |
| 3.8 | Pennsylvania | 2005 | 27 | 36 | — | — | 64 | — | 19 |
| | | | | | | | | | |

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

| | | | | | | | | | |
|----------------------|--|-------------------|-------------|--------------|------------------|-------------------|-----------|------|-----------------------------|
| Land Use Code | 912 | | | | | | | | |
| Land Use | Drive-In Bank | | | | | | | | |
| Setting | General Urban/Suburban | | | | | | | | |
| Time Period | Weekday PM Peak Period | | | | | | | | |
| # Data Sites | 19 | | | | | | | | |
| Average Pass-By Rate | 35% | | | | | | | | |
| | Pass-By Characteristics for Individual Sites | | | | | | | | |
| | GFA (000) | State or Province | Survey Year | # Interviews | Pass-By Trip (%) | Non-Pass-By Trips | | | Adj Street Peak Hour Volume |
| | | | | | Primary (%) | Diverted (%) | Total (%) | | |
| 2.7 | Washington | 2007 | — | 26 | 66 | 8 | 74 | — | 11 |
| 2.8 | Washington | 2007 | — | 21 | 55 | 24 | 79 | — | 11 |
| 3.3 | Kentucky | 1993 | — | 48 | 22 | 30 | 52 | 2570 | 34 |
| 3.4 | Kentucky | 1993 | — | 64 | 22 | 14 | 36 | 2266 | 34 |
| 3.4 | Kentucky | 1993 | 75 | 57 | 11 | 32 | 43 | 1955 | 34 |
| 3.5 | Kentucky | 1993 | 53 | 47 | 32 | 21 | 53 | 2785 | 2 |
| 3.6 | Washington | 2007 | — | 42 | 50 | 8 | 58 | — | 11 |
| 3.6 | Washington | 2007 | — | 29 | — | — | 71 | — | 11 |
| 3.8 | Pennsylvania | 2005 | 56 | 43 | — | — | 57 | — | 19 |
| 3.8 | Pennsylvania | 2005 | 38 | 41 | — | — | 59 | — | 19 |
| 3.8 | Pennsylvania | 2005 | 14 | 24 | — | — | 76 | — | 19 |
| 3.8 | Pennsylvania | 2005 | 63 | 29 | — | — | 71 | — | 19 |
| 3.8 | Pennsylvania | 2005 | 70 | 29 | — | — | 71 | — | 19 |
| 3.8 | Pennsylvania | 2005 | 29 | 27 | — | — | 73 | — | 19 |
| 3.8 | Pennsylvania | 2005 | 41 | 25 | — | — | 75 | — | 19 |
| 3.8 | Pennsylvania | 2005 | 37 | 31 | — | — | 69 | — | 19 |
| 3.8 | Pennsylvania | 2005 | 19 | 29 | — | — | 71 | — | 19 |
| 3.8 | Pennsylvania | 2005 | 34 | 21 | — | — | 79 | — | 19 |
| 3.8 | Pennsylvania | 2005 | 36 | 29 | — | — | 71 | — | 19 |

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

| | | | | | | | | | |
|----------------------|--|-------------|--------------|------------------|-------------------|--------------|-----------|-----------------------------|--------|
| Land Use Code | 912 | | | | | | | | |
| Land Use | Drive-In Bank | | | | | | | | |
| Setting | General Urban/Suburban | | | | | | | | |
| Time Period | Saturday Midday | | | | | | | | |
| # Data Sites | 5 | | | | | | | | |
| Average Pass-By Rate | 38% | | | | | | | | |
| | Pass-By Characteristics for Individual Sites | | | | | | | | |
| | | | | | Non-Pass-By Trips | | | | |
| GFA (000) | State or Province | Survey Year | # Interviews | Pass-By Trip (%) | Primary (%) | Diverted (%) | Total (%) | Adj Street Peak Hour Volume | Source |
| 3.8 | Pennsylvania | 2005 | 63 | 33 | — | — | 67 | — | 19 |
| 3.8 | Pennsylvania | 2005 | 103 | 77 | — | — | 23 | — | 19 |
| 3.8 | Pennsylvania | 2005 | 34 | 37 | — | — | 63 | — | 19 |
| 3.8 | Pennsylvania | 2005 | 53 | 33 | — | — | 67 | — | 19 |
| 3.8 | Pennsylvania | 2005 | 25 | 12 | — | — | 88 | — | 19 |
| | | | | | | | | | |

Appendix C

Tobacco Shop with Drive-Thru Survey Data

Tobacco Shops with Drive-Thru Window Weekday PM (4-6 PM) Observations

December 2021

| Location | Trip Generation | | | | | | Peak Parking Demand | | Drive-Thru Queue | | AADT (year) |
|--|-----------------|-----------|-----------|-------------------|-------------|-------------|---------------------|-------------------|------------------|----------|---------------|
| | Peak Hour Trips | | | Rate ³ | | | Spaces | Rate ³ | AVE | MAX | |
| | In | Out | Total | In | Out | Total | | | | | |
| Smokes for Less ¹ 330 W. Lake St Addison, IL | 37 | 37 | 74 | 18.5 | 18.5 | 37.0 | 4 | 2.0 | 2 | 3 | 29,300 (2019) |
| No Limit Smoke ² 320 E. St. Charles Rd Villa Park, IL | 44 | 44 | 88 | 22.0 | 22.0 | 44.0 | 5 | 2.5 | 2 | 3 | 16,400 (2020) |
| Average | 41 | 41 | 82 | 20.5 | 20.5 | 41.0 | 4.5 | 2.25 | 2 | 3 | -- |

¹Building size is approximately 2,000 square-feet (SF). Approximately 80 percent of site traffic was observed to use the drive-thru.

²Building size is approximately 2,000 square-feet (SF). Approximately 70 percent of site traffic was observed to use the drive-thru.

³Per 1,000 square-feet (SF) Gross Floor Area (GFA).

Tobacco Shops with Drive-Thru Window Saturday Midday (11 AM - 1 PM) Observations

December 2021

| Location | Trip Generation | | | | | | Peak Parking Demand | | Drive-Thru Queue | | AADT (year) |
|--|-----------------|-----------|-----------|-------------------|-------------|-------------|---------------------|-------------------|------------------|----------|---------------|
| | Peak Hour Trips | | | Rate ³ | | | Spaces | Rate ³ | AVE | MAX | |
| | In | Out | Total | In | Out | Total | | | | | |
| Smokes for Less ¹ 330 W. Lake St Addison, IL | 38 | 38 | 76 | 19.0 | 19.0 | 38.0 | 4 | 2.0 | 2 | 3 | 29,300 (2019) |
| No Limit Smoke ² 320 E. St. Charles Rd Villa Park, IL | 42 | 42 | 84 | 21.0 | 21.0 | 42.0 | 5 | 2.5 | 2 | 3 | 16,400 (2020) |
| Average | 40 | 40 | 80 | 20.0 | 20.0 | 40.0 | 4.5 | 2.25 | 2 | 3 | -- |

¹Building size is approximately 2,000 square-feet (SF). Approximately 75 percent of site traffic was observed to use the drive-thru.

²Building size is approximately 2,000 square-feet (SF). Approximately 70 percent of site traffic was observed to use the drive-thru.

³Per 1,000 square-feet (SF) Gross Floor Area (GFA).

ATTACHMENT 8: LOCATION MAP & AERIAL IMAGE

Parcel Viewer

1005 75TH ST, DARIEN, IL X

Show search results for 1005 7...

Layer List

Layers

Parcel Search

Searches Shapes Buffer Results

Remove Clear TXT Download PDF Report

| | |
|---------------------------|-------------------------|
| PIN | 0927300011 |
| OWNER | WEST SUBURBAN BK DARIEN |
| PROPERTY STREET NUMBER | 1005 |
| PROPERTY STREET DIRECTION | |
| PROPERTY STREET NAME | 75TH ST |
| PROPERTY APARTMENT | |
| PROPERTY CITY | DARIEN |
| STATE | IL |
| PROPERTY ZIPCODE | 60561 |
| PROP_CLASS | C |
| FCVLAND | 84,250 |
| FCVIMP | 49,780 |
| FCVTOTAL | 134,030 |
| LEGAL DESCRIPTION 1 | W 1/2 SW 1/4 LYG N OF |
| LEGAL CODE 1 | 00000000 |
| PROPERTY ADDRESS | 1005 75TH ST |
| TOWN STATE ZIP | DARIEN IL 60561 |

1 - 1 of 1 results

Soils (SSURGO_Soils_2011)

Unincorporated Zoning Data

DTM 2017 Hillshade

County of DuPage, Esri Canada, Esri, HERE, G

Imagery 2021 Satellite







AGENDA MEMO
PLANNING AND ZONING COMMISSION
SEPTEMBER 21, 2022

CASE

PZC2022-04

Comprehensive Plan Amendment
(Key Development Areas & Future Land Use)

ISSUE STATEMENT

Amendment to the City of Darien Comprehensive Plan. The petition (city-initiated) proposes revisions to the Key Development Areas and Non-Key Development Areas that are designated in the 2006 Comprehensive Plan. Sections in the 2006 Plan subject to the proposed amendment are:

- Chapter IV, Key Development Areas
- Chapter V, Future Land Use (Non-Key Development Areas)

BACKGROUND

The Comprehensive Plan was last revised in 2006. A primary component of the plan is a list of key and non-key development areas that have a unique potential for new development or redevelopment. These areas are shown per **ATTACHMENT B**. Since the last revision, many of the key development areas have been developed.

In October 2021, the City conducted an economic development workshop/planning session. Attendees included members from the Economic Development Committee (EDC), Planning and Zoning Commission (PZC), City Council, staff, and the Chamber of Commerce. The priority developed during the workshop was for the City to target existing commercial centers for development including mixed-use redevelopment. The City Council affirmed this priority at its Goal Setting Session in November 2021.

To move forward on this priority, staff has developed a revised list of key development areas shown on **ATTACHMENT A**, which is the basis for the public hearing. The list was formulated with input from the EDC and PZC.

DECISION MODE

The Planning and Zoning Commission considered this item at its July 20, 2022 meeting and had recommendations in terms of revisions for staff to make on the presented documents. The Planning and Zoning Commission will consider this item again at its September 21, 2022.

MEETING SCHEDULE

Planning and Zoning Commission
Municipal Services Committee
City Council

September 21, 2022
September 26 or October 24, 2022
October 3 or November 7, 2022

CHAPTER IV, KEY DEVELOPMENT AREAS

This portion of the plan focuses on key land use opportunities for specific areas. Nine key areas are identified as vacant, underutilized, or prime for redevelopment to promote a better balance of land uses in the City of Darien. These nine areas have been designated and prioritized (1 through 9) as key areas to promote community identity, increase amenities, and attract revenue-producing uses. Multiple factors were considered critical toward achieving the stated goals and objectives of this comprehensive plan while identifying each area, and planning for each key development area includes the following:

- Text that describes the property or parcels that make up the development area.
- An identification of proposed land uses.
- Adjacent land uses.

While each of the nine key areas are listed on the following pages, a summary list of the areas is below:

- Key Development Area #1
Southeast corner of 75th Street and Lemont Road intersection (Chestnut Shopping Center).
- Key Development Area #2
Area between and around 75th Street, Plainfield Road, and Clarendon Hills Road intersections. Area includes Darien Community Park, Hinsdale South High School, Tri-State Fire District, Indian Prairie Library, and the Sportsplex.
- Key Development Area #3
All four quadrants of 75th Street and Cass Avenue intersection.
- Key Development Area #4
Area adjacent to Cass Avenue along its east side, south of Concord Place (Darien Plaza).
- Key Development Area #5
Southeast corner of 75th Street and Lyman Avenue intersection (Darien Towne Centre).
- Key Development Area #6
Southwest corner of 75th Street and Lyman Avenue intersection (Marketplace at Darien).
- Key Development Area #7
Northeast quadrant of Interstate 55 and Lemont Road interchange (Oldfield Triangle).
- Key Development Area #8
Area adjacent to Route 83 along its west side, south of 67th Street.
- Key Development Area #9
Southwest corner of Lemont Road and 87th Street intersection.

KEY DEVELOPMENT AREA #1

Location: Southeast corner of 75th Street and Lemont Road intersection (Chestnut Shopping Center).

Existing Conditions: Fully developed shopping and commercial center with existing retail uses throughout.

Zoning: B-3 Business District.

Proposed Land Use: Prioritize redevelopment but also focus on filling existing tenant vacancies and improving the aesthetics of the site (i.e. façade enhancements). Infill development consistent with the current center is also viable.

Adjacent Land Uses:

- North: Commercial
- South: Forest Preserve
- East: Residential
- West: Commercial



KEY DEVELOPMENT AREA #2

Location: Area between and around 75th Street, Plainfield Road, and Clarendon Hills Road intersections. Area includes Darien Community Park, Hinsdale South High School, Tri-State Fire District, Indian Prairie Library, and the Sportsplex.

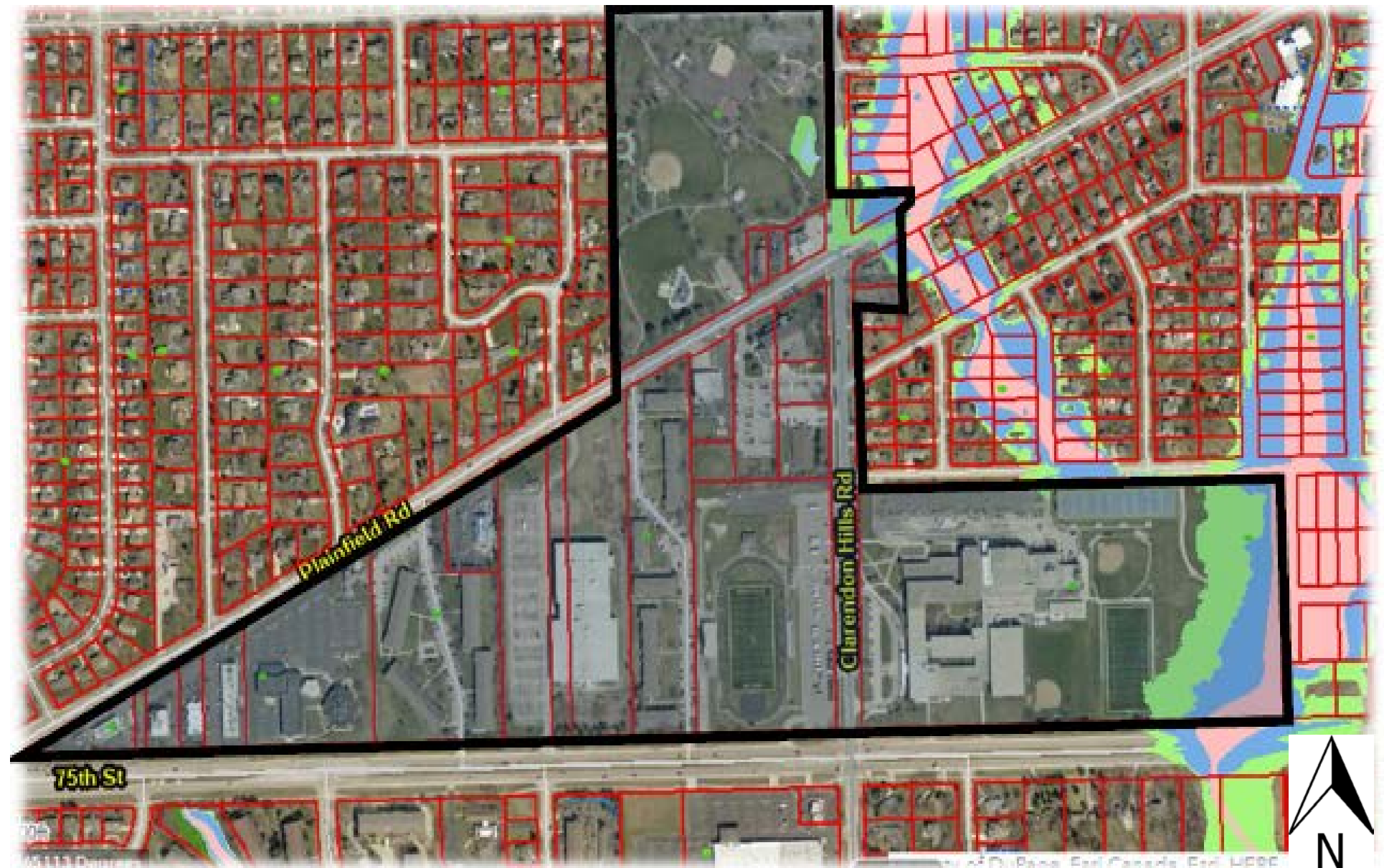
Existing Conditions: This key area has a wide range of existing uses, including office and retail, park and recreational facilities, school facilities, a library, and Fire Department.

Zoning: B-1 Business District, B-2 Business District, R-2 Residence District, R-3 Residence District.

Proposed Land Use: Proposed opportunities include new development and redevelopment, creating a “downtown” atmosphere, pedestrian-oriented design, and enhancing existing uses.

Adjacent Land Uses:

- North: Residential
- South: Commercial, Residential
- East: Residential
- West: Commercial, Residential



KEY DEVELOPMENT AREA #3

Location: All four quadrants of 75th Street and Cass Avenue intersection.

Existing Conditions: Central area surrounding major intersection with primarily commercial centers, school property, and an existing apartment complex.

Zoning: B-2 Business District, R-2 Residence District, R-3 Residence District.

Proposed Land Use: Recommended for infill development, including additional retail and shopping uses, pedestrian-oriented design, and outdoor dining. Specific property to target is the existing school for redevelopment.

Adjacent Land Uses:

- North: Residential
- South: Business, Residential
- East: Residential
- West: Residential



KEY DEVELOPMENT AREA #4

Location: Area adjacent to Cass Avenue along its east side, south of Concord Place (Darien Plaza).

Existing Conditions: This area is mostly developed with a mixture of office buildings, light industrial uses, and a retail shopping center.

Zoning: B-1 Business District; Planned Unit Development (PUD).

Proposed Land Use: Create a more cohesive development and capitalize off infill opportunities with mixed-use, pedestrian-oriented development. This area has existing access off a high volume road (Cass Avenue), so the circulation opportunities and visibility is in place for new development.

Adjacent Land Uses:

- North: Residential
- South: Residential
- East: School, Residential
- West: Office, Residential



KEY DEVELOPMENT AREA #5

Location: Southeast corner of 75th Street and Lyman Avenue intersection (Darien Towne Centre).

Existing Conditions: Fully developed shopping and commercial center with large anchor tenants (i.e. Home Depot, Walmart). The area also consists of outlots containing restaurants, a grocery store, and bank.

Zoning: B-3 Business District, Planned Unit Development (PUD).

Proposed Land Use: Main priority is infill development and converting expansive parking areas into commercial buildings. Improving the existing site is also a priority through façade renovations and other architectural enhancements.

Adjacent Land Uses:

- North: Residential
- South: Residential
- East: Commercial, Residential
- West: Commercial



KEY DEVELOPMENT AREA #6

Location: Southwest corner of 75th Street and Lyman Avenue intersection (Marketplace at Darien).

Existing Conditions: Multiple parcels comprised of strip commercial center, residential, utility company, Fire Department, and a vacant area.

Zoning: B-2 Business District, Planned Unit Development (PUD), R-1 Residence District, R-2 Residence District, R3 Residence District.

Proposed Land Use: This area includes property that would allow the expansion of the existing strip commercial center to the west. Further redevelopment opportunities could be implemented along Lyman Avenue in the future pending whether current property owners and uses remain.

Adjacent Land Uses:

- North: Residential
- South: Residential
- East: Commercial
- West: Residential



KEY DEVELOPMENT AREA #7

Location: Northeast quadrant of Interstate 55 and Lemont Road interchange (Oldfield Triangle).

Existing Conditions: Mostly undeveloped area with existing office buildings, gas station, and single-family homes on the periphery.

Zoning: B-3 Business District, Office (O) District, R-1 Residence District.

Proposed Land Use: Commercial use along Frontage Road should be prioritized in addition to more residential use through new development and subdivision process.

Adjacent Land Uses:

- North: Forest Preserve
- South: Commercial, Residential
- East: Residential
- West: Commercial, Residential



KEY DEVELOPMENT AREA #8

Location: Area adjacent to Route 83 along its west side, south of 67th Street.

Existing Conditions: Mixture of small commercial buildings, office buildings, and residential properties in between.

Zoning: B-2 Business District, R-2 Residence District.

Proposed Land Use: Opportunities to infill and redevelop a cohesive commercial frontage along Route 83.

Adjacent Land Uses:

- North: Residential
- South: Commercial
- East: Office
- West: Residential



KEY DEVELOPMENT AREA #9

Location: Southwest corner of Lemont Road and 87th Street intersection.

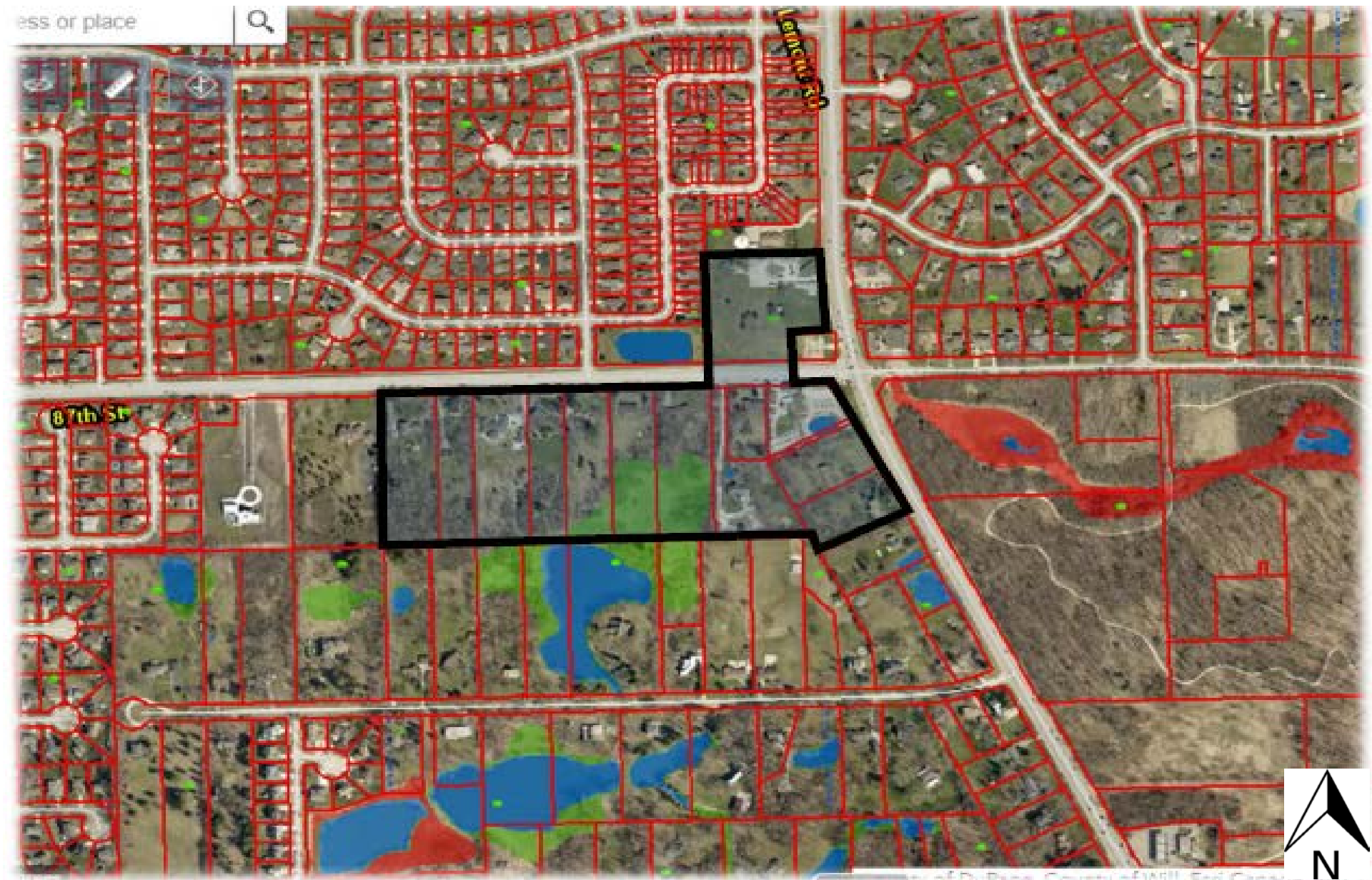
Existing Conditions: Area contains estate type homes on large parcels in addition to a pre-existing landscape supply business at the intersection of Lemont Road and 87th Street.

Zoning: B-3 Business District, R-1 Residence District, R-2 Residence District.

Proposed Land Use: This key area is can include commercial development if cohesive in nature. It also presents opportunity for further residential development either through infill or subdivision.

Adjacent Land Uses:

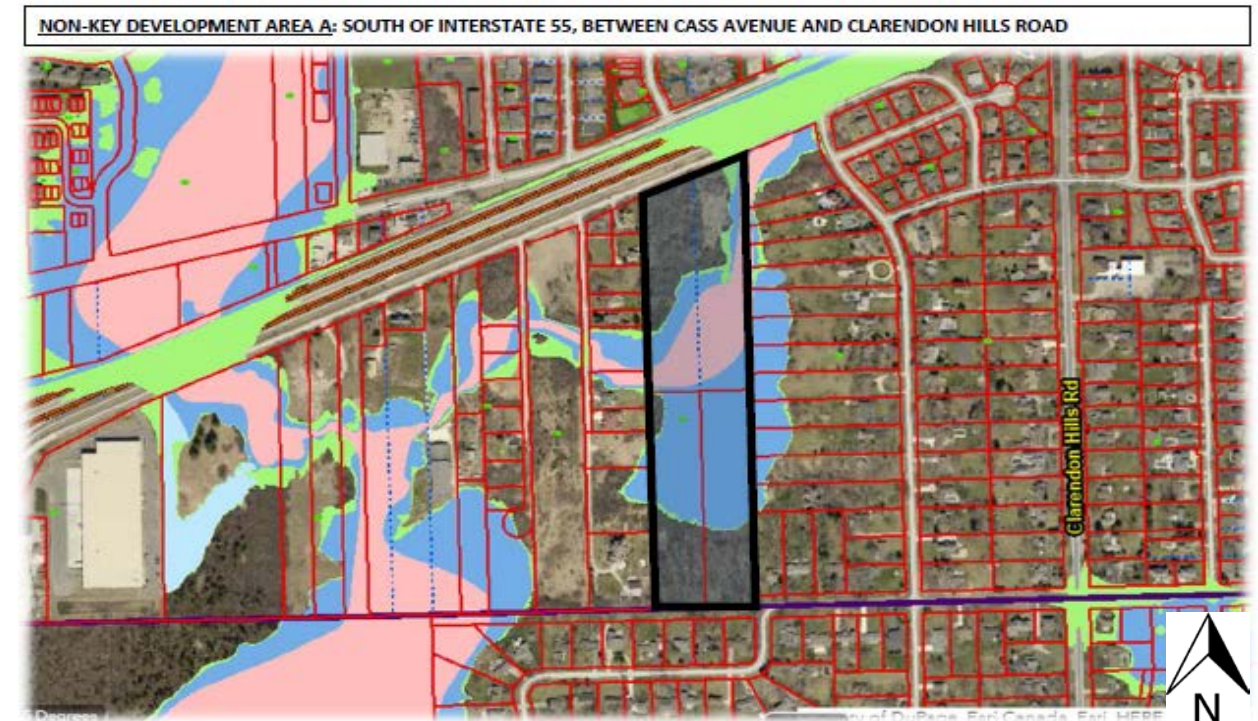
- North: Residential
- South: Residential
- East: Residential
- West: Residential



CHAPTER V, FUTURE LAND USE (NON-KEY AREAS)

NON-KEY DEVELOPMENT AREA A

Location: South of Interstate 55, between Cass Avenue and Clarendon Hills Road.



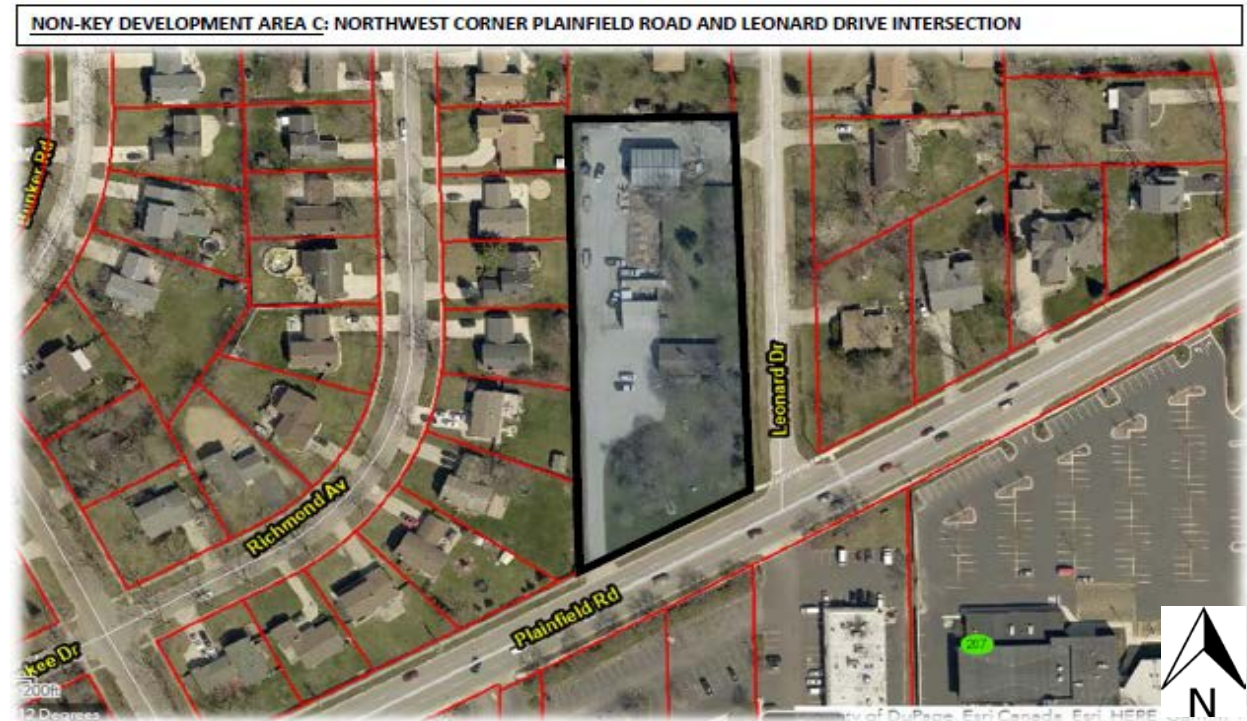
NON-KEY DEVELOPMENT AREA B

Location: 2220 Manning Road, west of Rolling Knolls Subdivision.



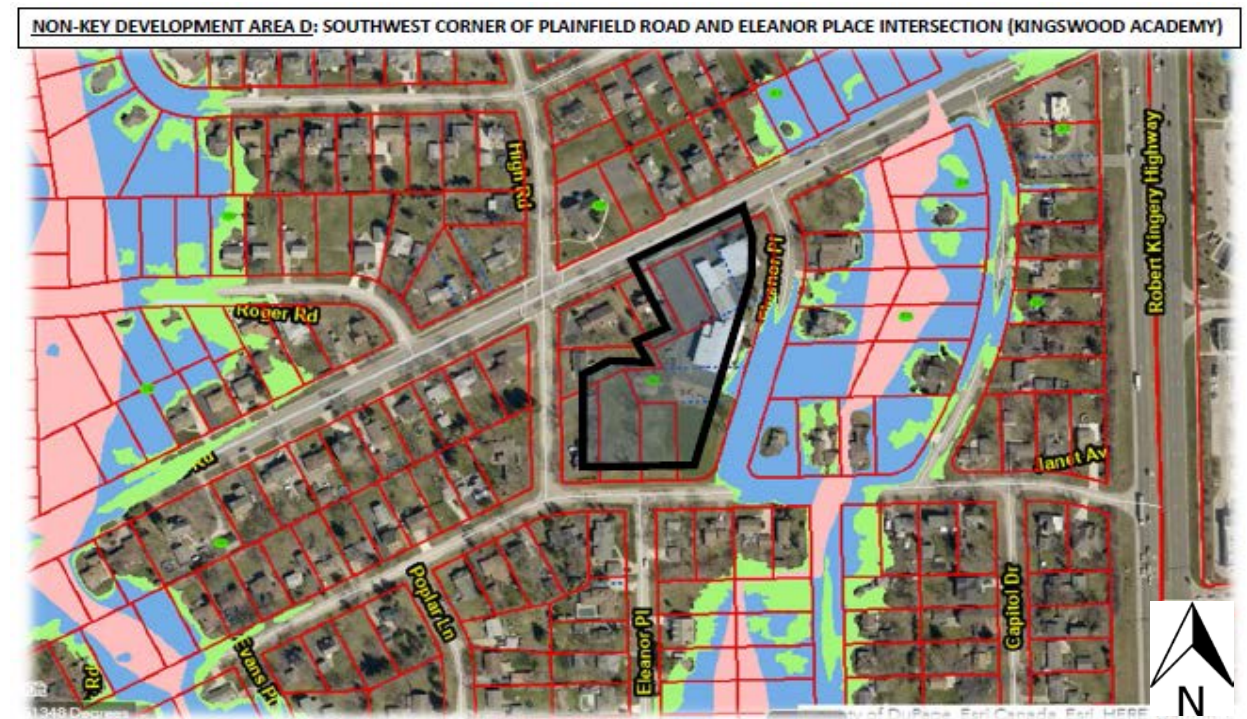
NON-KEY DEVELOPMENT AREA C

Location: Northwest corner Plainfield Road and Leonard Drive intersection.



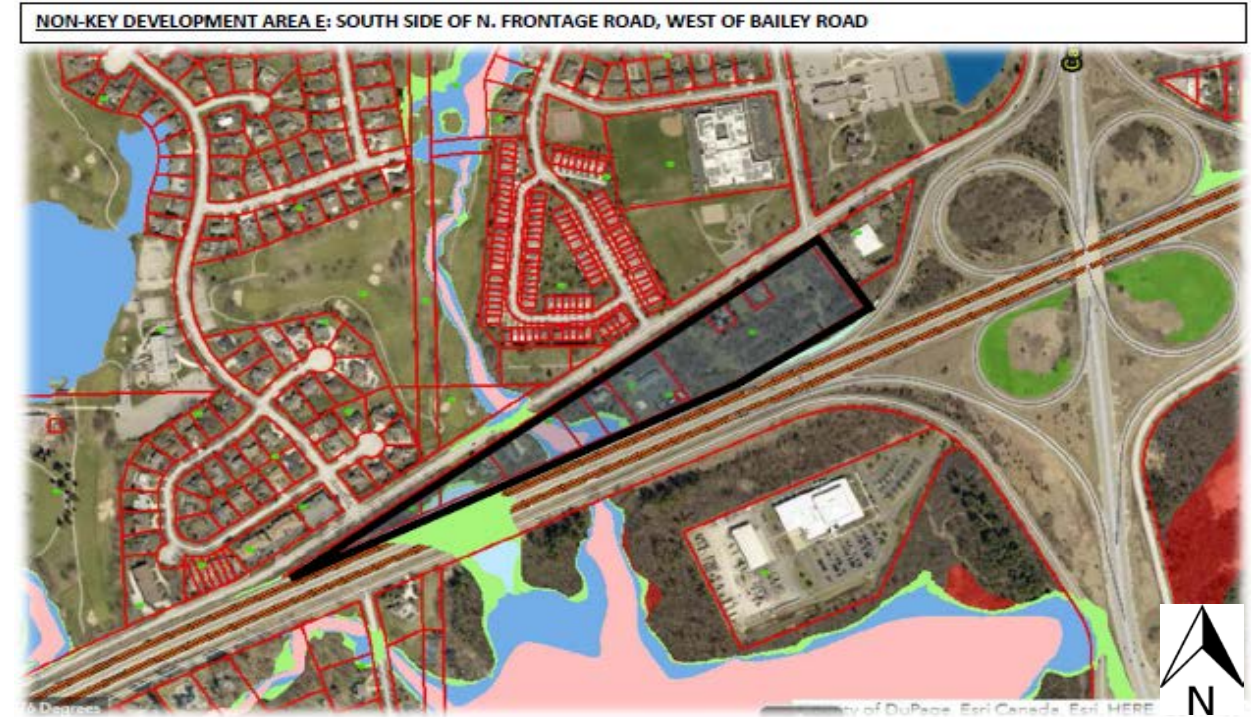
NON-KEY DEVELOPMENT AREA D

Location: Southwest corner of Plainfield Road and Eleanor Place intersection (Kingswood Academy).



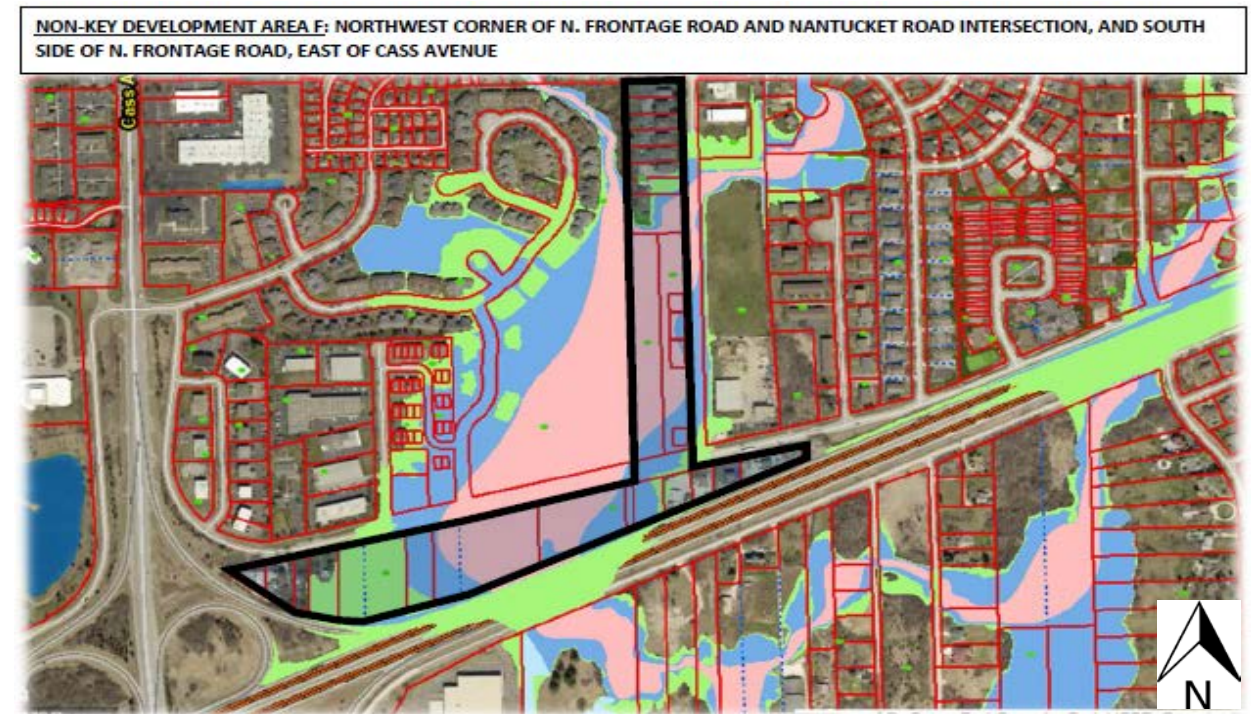
NON-KEY DEVELOPMENT AREA E

Location: South side of N. Frontage Road, west of Bailey Road.



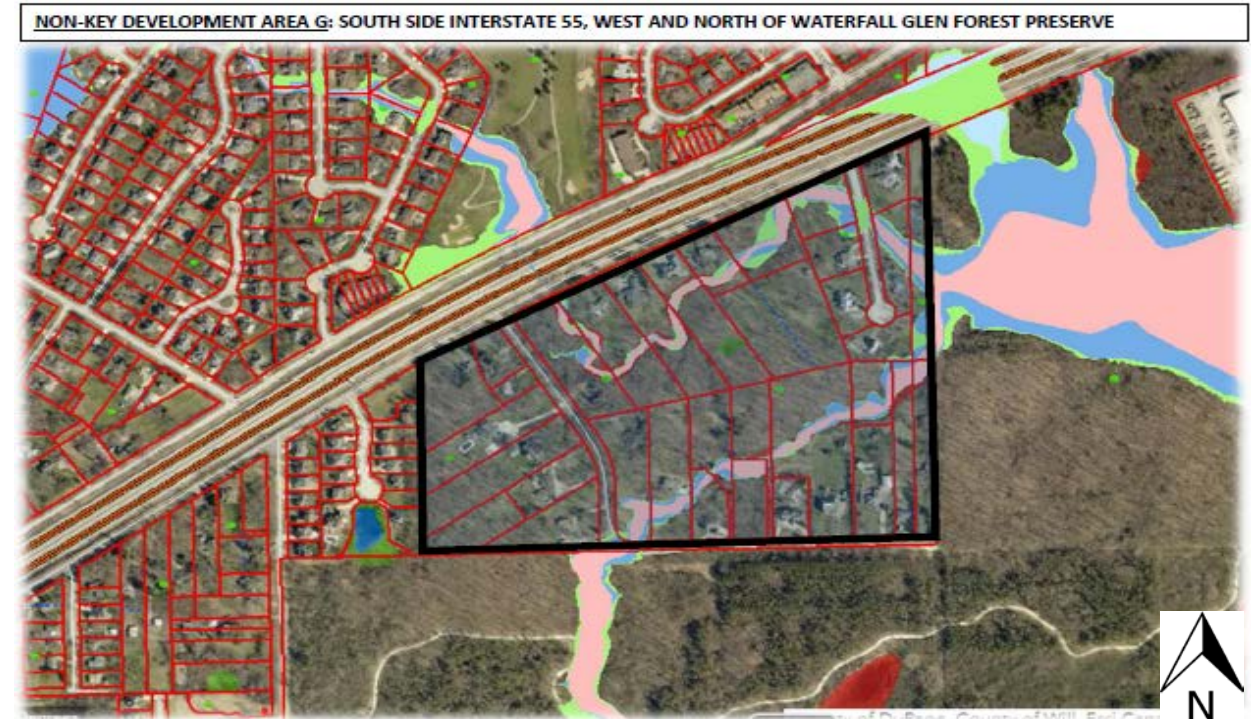
NON-KEY DEVELOPMENT AREA F

Location: Northwest corner of N. Frontage Road and Nantucket Road intersection, and south side of N. Frontage Road, east of Cass Avenue.



NON-KEY DEVELOPMENT AREA G

Location: South side interstate 55, west and north of waterfall glen forest preserve.



NON-KEY DEVELOPMENT AREA H

Location: Northeast corner of 75th Street and Fairview Avenue intersection (Westwood Park).



COMPREHENSIVE PLAN

Amended October 2, 2006

ORIGINAL

Comprehensive Plan Update City of Darien

November 18, 2002

Amended: October 4, 2006

Prepared by:

**Planning Resources Inc.
402 West Liberty Drive
Wheaton, Illinois 60187
Telephone: 630.668.3788
Facsimile: 630.668.4125**

Chapter IV, Key Development Areas

Key Development Area Plans

This portion of the plan focuses on key land use decisions for specific areas. Seven key areas were identified as vacant or underutilized parcels large enough in size to be able to develop with the type, pattern and intensity of land uses required to promote a better balance of land uses in the City of Darien. These seven areas have been planned to promote community identity, increase amenities and attract revenue-producing uses. All of these factors were considered critical toward achieving the stated goals and objectives of this comprehensive plan.

Planning for each key development area includes:

- Text that describes the property or parcels that make up the development area;
- An identification of proposed land uses;
- A policy statement; and
- A list of strategies for plan implementation and design guidelines that should be followed to achieve the objectives of this comprehensive plan for the key area.

A concept plan also was prepared for each key development area to illustrate the desired pattern of land uses, relationship between land use within and abutting the key area, and to identify key planning factors that should be considered when reviewing a specific development proposal. These concepts are intended to serve as a guide for evaluating planned development. They are not intended to limit the creativity and planning that will occur with a specific project. However, the concept plans graphically represent the ideas

and policies promoted for each area. Changes from recommendations presented for each key development area that might be proposed should be carefully considered within the context of the adopted policies and design guidelines.

Key Development Area #1 Darien Marketplace District

Location:

All four quadrants of the intersection of 75th Street and Cass Avenue

Existing Conditions:

This area is fully developed with a mix of uses (see Figure 4a), including:

- Institutional (Old Lace School, Lace School and Safety Village);
- Residential (Colonial Apartments);
- Retail (Brookhaven Plaza, Heritage Plaza, and Jewel Osco); and
- Commercial/Office (insurance, real estate, bank, restaurant, automobile service uses).

Proposed Land Use:

Create a shopping district that includes retail commercial, restaurants and a new town center on property at the northwest quadrant of 75th Street and Cass Avenue.

Policy Statement:

Many residents of Darien consider the intersection of 75th Street and Cass Avenue to

be the “town center” or central shopping district of the community. This is primarily because the area is located in the center of town. In addition, large retail centers in the area are located here, including Brookhaven Plaza and surrounding outlots; Heritage Plaza; and the Jewel/Osco complex, with outlots on 75th Street and Cass Avenue. These businesses not only serve Darien residents, but the entire 75th Street corridor provides regional shopping opportunities and services for residents of surrounding communities.

The four quadrants that comprise the intersection of 75th Street and Cass Avenue are fully developed. This is an older area which has the potential of becoming blighted without redevelopment intervention. Outdated retail strip-centers, surrounded by large parking lots, occupy three of the four quadrants. The large retail centers that comprise this intersection are unified with shared access points, avoiding numerous curb cuts along 75th Street. A residential apartment complex is located east of the Heritage Plaza shopping center and appears to be in livable condition. While this is solid housing, there is interest and a higher need in redeveloping this area as a traditional town center.

At the present time, the intersection does not have any elements that unify the area as a shopping district, nor does it have distinguishing characteristics that give identity specific to Darien. The retail centers are each under separate ownership and therefore do not include coordinated architecture, landscaping, or signage which would lend in consolidating the area. Large, paved parking lots surround each retail center with little to no landscaping to soften the large expanses of pavement. Driving from one center to the next is encouraged, rather than discouraged, as there are no linkages to connect pedestrians with adjacent land uses. An abundance of window signs, especially at the food and drug stores

are visible and create visual clutter. Vacant storefronts indicate the area’s potential for decline. Lastly, loading, utility and outdoor storage areas, as well as retail centers that abut residential neighborhoods, do not have adequate screening.

In order to stave off deterioration and build upon the potential vitality and economic strength of this major retail intersection, an identity for the area should be created and marketed. This includes the creation of a town center in the northwest or southeast quadrant of the intersection of 75th Street and Cass Avenue (see Strategies for Implementing KDA #1a, **Town Center at Darien Marketplace**, below). Recommendations that follow are aimed at upgrading and unifying existing properties and provide guidelines for new development. Specific plans were developed for the northwest quadrant.

Implementation/Design Guidelines:

1. Promote the area as the “Darien Marketplace” shopping district. Unify uses in Key Development Area #1 through design treatments along 75th Street and Cass Avenue that include:
 - Signs that define this area as Darien’s Marketplace District;
 - Coordinated landscaping along 75th Street and Cass Avenue;
 - Colorful banners, installed on existing light poles;
 - Paved cross-walks with push-button activated signals; and
 - Enhanced landscaping in medians (perennials, ornamental grasses, trees, etc).

City of Darien

Key Development Area #1

Planning Factors

Figure 4a

Location: All four quadrants of the intersection of 75th Street and Cass Avenue

Zoning: B-2 (commercial); R-2 (School and Safety Village); and R-3 (Apartments)

Adjacent Land Uses:

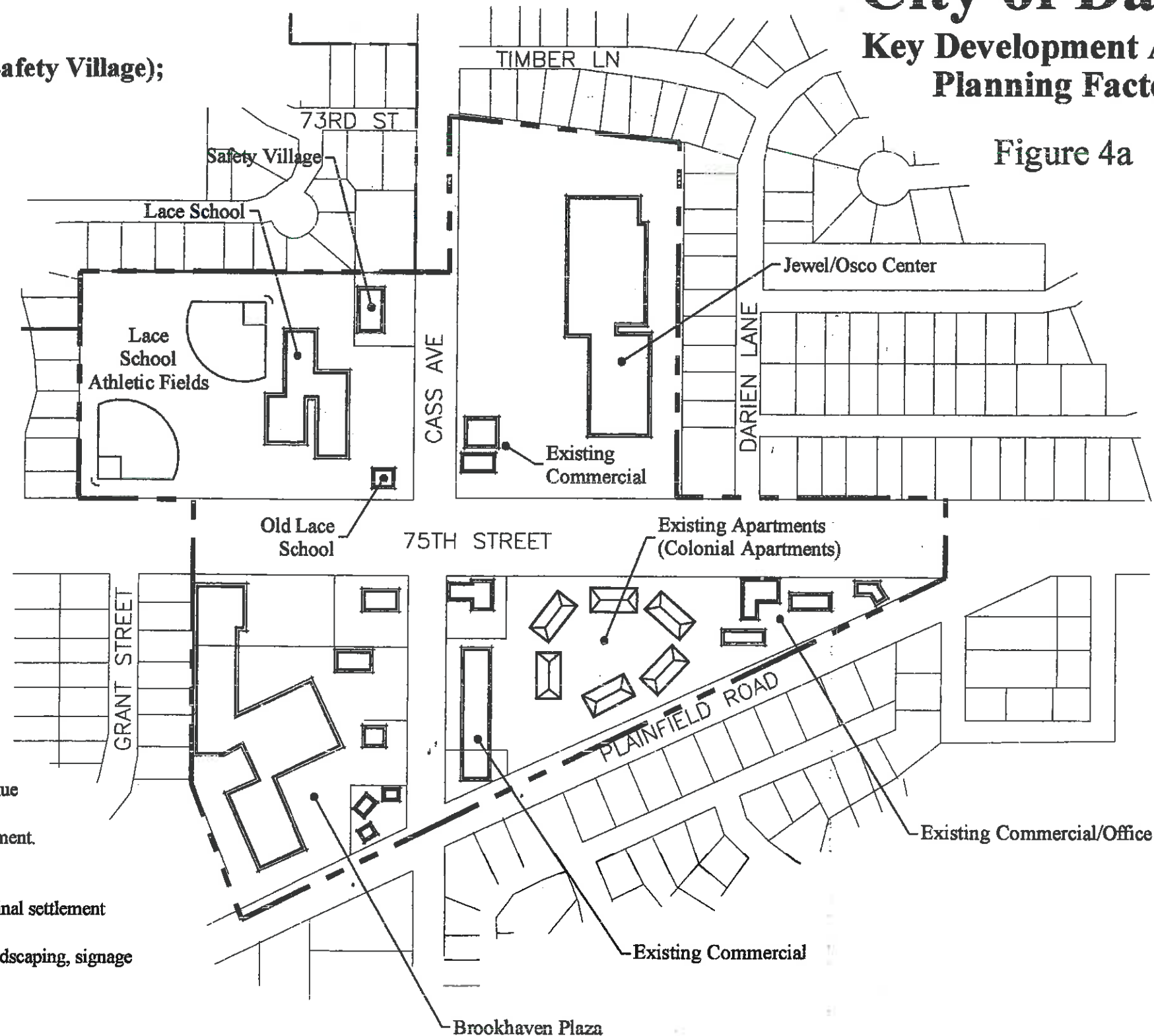
- North: Single-family residential
- South: Single-family residential
- East: Single-family residential
- West: Single-family residential

Characteristics:

- Considered the geographic center of the community
- Serves as a regional shopping center
- No vacant land is available
- Existing commercial:
 - In three of four quadrants
 - Has little to no vacancies
 - Consists of "strip" development
 - Surrounded by large parking lots with little or no landscaping
 - Has consolidated access along 75th Street that reduces curb cuts
 - Does not provide adequate screening of service areas
 - Does not include elements that unify the area or build identity
- NW quadrant includes Old Lace School, Lace School, Safety Village and athletic fields
- SE quadrant includes multi-family apartments in addition to commercial
- Landscaped median along 75th Street prevents cross-access between uses in each quadrant

Potentials:

- Promote this key area as the "Darien Marketplace Shopping District"
- Build identity through design treatments along 75th Street and Cass Avenue (i.e. architecture, landscaping and signs)
- Properties in NW and SE quadrant could become available for redevelopment.
 - Offers opportunity to:**
 - Redevelop, adding another commercial or mixed use
 - Design with thematic architecture that builds on character of the original settlement
 - Integrate plaza between historic school and new commercial
- Integrate residential component with nonresidential use areas through landscaping, signage and pedestrian linkages
- Improve buffering between residential and nonresidential land uses



2. Revitalize and upgrade commercial properties through:
 - Thematic façade improvements for retail centers that build from the architectural styling selected for the town center (see recommendations for KDA #1a, below) to visually tie together all four quadrants;
 - Sign control (business identification and window signs);
 - Creation of clearly defined traffic patterns between centers and adjacent outlots;
 - Separation of service vehicles, trucks and customer traffic;
 - Screening of loading areas and trash enclosures;
 - Unified parking lot lighting (all four quadrants);
 - Adding parking lot landscaping (i.e. islands and medians) to break up pavement and define traffic flow; and
 - Constructing sidewalks that lead pedestrians to the front of the center and provide connections between centers.
3. Enforce the City's regulations that relate to window signs and outdoor storage to control visual clutter and maintain unobstructed pedestrian access in front of the stores.
4. Integrate the residential component of this key development area with nonresidential land use areas through landscaping, signage, and pedestrian linkages that

provide direct access to retail commercial development.

5. Improve buffering between residential and nonresidential land uses (i.e. architectural walls and landscaping).
6. In the event that the apartment buildings on the south side of 75th Street, east of Cass Avenue become available, the property should be redeveloped as a town center and should incorporate significant public plaza space which would contribute to building an identity for Darien.

Key Development Area #1a, Town Center at Darien Marketplace

Location:

Northwest quadrant of the intersection of 75th Street and Cass Avenue, within the Darien Marketplace District. All of the policies prepared for this key area could be applied to the southeast quadrant as well. The concept plan for the northwest quadrant was prepared to illustrate proposed policies and recommendations.

Existing Conditions:

This area is currently developed with institutional uses that include Lace School and its associated athletic fields, historic Old Lace School and Safety Village (see Figure 4b):

- The historic Old Lace School and Safety Village occupy properties that front on Cass Avenue; and
- Lace School and its athletic fields are the predominant land use, and have frontage on both Cass Avenue and 75th Street.

Size: 12.50 Acres

Zoning: R-2 (School and Safety Village)

Objectives:

- Develop a town center with a community center, public green/outdoor plaza and retail/office space

Potential Uses

- Community Center:
 - Two-story, 50,000-60,000 square-foot facility
 - 200 Parking Spaces (1/300 sf)
 - Darien Visitor's Center
 - Learning center/computer labs
 - Satellite library
 - Meeting rooms
 - Offices (Chamber of Commerce)
 - Concessions/Cafeteria/Coffee house
 - Fitness facility
 - Gymnasium
 - Outdoor plazas
- One and two-story retail/office:
 - 45,000 gross square building feet
 - 202 parking spaces (4.5/1,000 sf)
- Entry Plaza/Public Green with sculptures, fountains and outdoor seating
- Restaurant:
 - 8,000 gross square building feet
 - 64 parking provided at ratio of (8/1,000 sf)
 - parking shared w/ Com. Center and Retail
- Streetscape enhancement features include:
 - Concrete pavers
 - Street trees and planters
 - Decorative benches with waste receptacles

Legend:

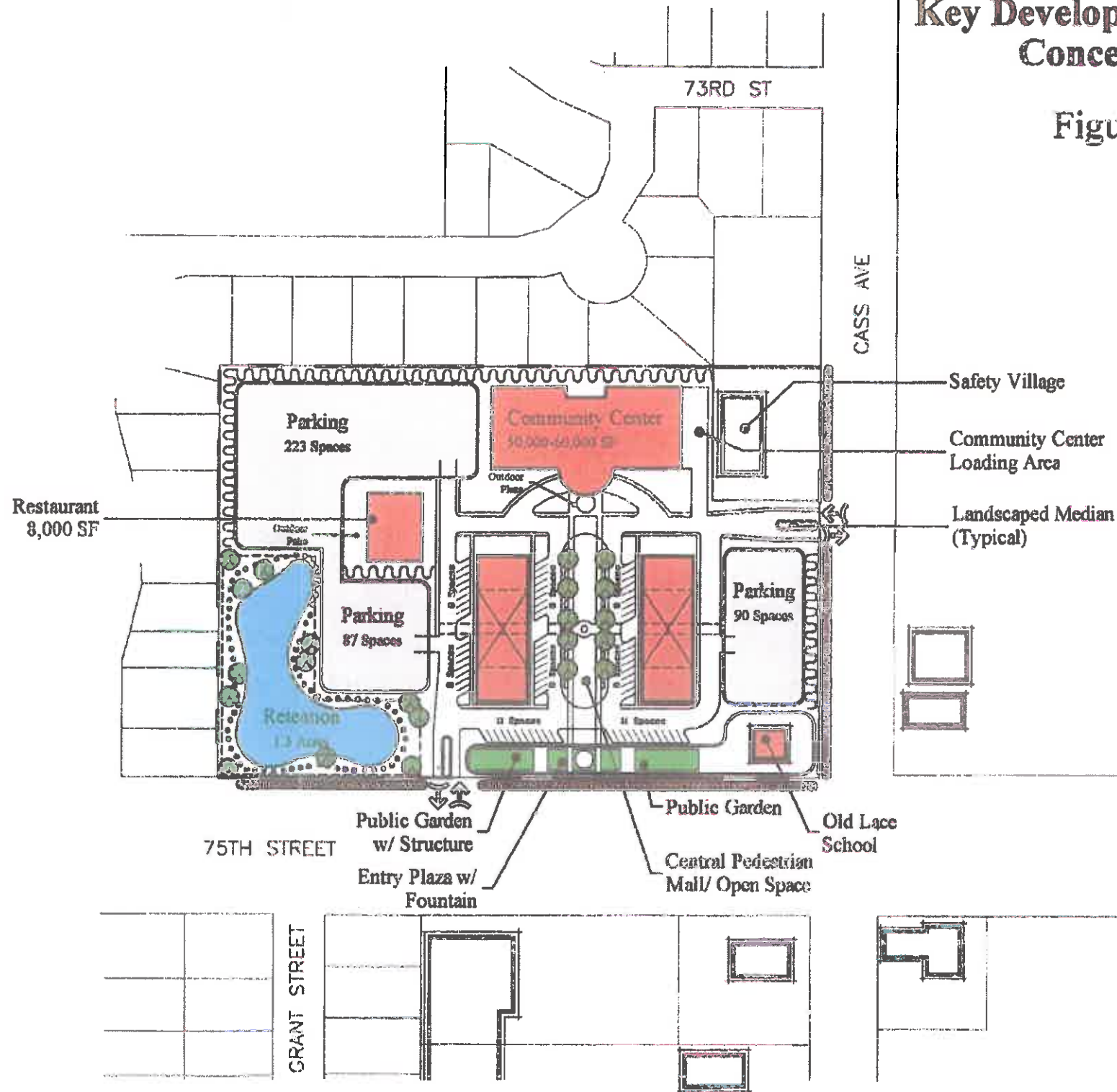
- Landscaped Buffer
- Streetscape Enhancement
- Potential Two-Way Access
- Proposed One-Story Retail/Office Building
- Proposed Two-Story Retail/Office Building
- Existing Commercial Building
- Proposed Trail

City of Darien

Key Development Area #1

Concept Plan

Figure 4b



Proposed Land Use:

A new town center that includes “lifestyle” retail commercial, restaurants, a community center and public open space and plazas.

Policy Statement:

As previously indicated in the policy statement prepared for Key Development Area #1, residents of Darien consider the intersection of 75th Street and Cass Avenue to be the “town center” or central shopping district of the community. If the 12.5-acre property were to be sold by the District, it could be redeveloped as a town center. This option provides Darien the opportunity to develop its center at a highly visible location that is both convenient and accessible to all residents, while building upon the identity of the 75th Street and Cass Avenue intersection as a major shopping area and the historic center of Darien.

The plan for Darien’s Town Center that is presented as **Figure 4b** has been crafted to meet a variety of community needs and to provide a mix of uses that promote resident interaction. It combines the retail, service, and restaurant uses that are typically associated with the ideal downtown along with the vitality of a community center, outdoor plazas, and a “main street”, approximately one block long, where:

- Residents can gather to shop, conduct business, dine and gather to share news and enjoy one another’s company;
- One and two-story buildings are located along a common green that is landscaped and available for community events (i.e., outdoor concerts, plays, children’s programs, craft fairs, art shows, etc.);

- Buildings are predominantly brick, and relate to one another through color, style, and detailing (i.e., window and door trim, cornices, awnings etc.);
- Buildings are sited at the front lot line and used to frame the street, creating a traditional downtown setting;
- Sidewalks in front of buildings are wide enough (10 feet or more) to allow pedestrians ample room to pass one another, while accommodating outdoor dining, seating areas, street trees, planters, and other street furniture (i.e., bicycle racks, kiosks, trash receptacles, etc.);
- Parking is available at the front of individual businesses for customer convenience; and
- Storefronts are designed with large windows that can be filled with merchandise and changed frequently to attract the customer.

While accommodating the automobile, the town center has been designed for the pedestrian, offering a mix of uses within walking distance of one another. These uses are designed to blend community functions and events with conveniently located recreational/fitness activities and “lifestyle” retail and service uses (i.e., dry cleaners, drug store, bookstore, coffee shop, café, post office, etc.). The mix of uses proposed as part of this center includes:

- The existing Safety Village building and facilities;
- A two-story, 50,000 to 60,000 square-foot, community building designed to serve as a hub for City functions and park district programs and operations, and to

complement the 130,000 square-foot Sportsplex and other parks in Darien;

- One- and two-story retail/office buildings (approximately 45,000 gross square feet of floor area);
- An 8,000 square-foot restaurant; and
- Public greens and activity/festival areas that provide outdoor areas for community functions and which physically and visually link the Historic Old Lace School to other use areas in the town center.

Implementation/Design Guidelines:

1. Consider one or more of the following options for financing the purchase and redevelopment of this property:
 - Applying for grants;
 - Seeking out federal and state funds;
 - Soliciting contributions from Darien businesses;
 - Preparing a developers' prospectus for marketing the property;
 - Working with local banks to provide low interest loans;
 - Creating a tax increment financing district;
 - Issuing bonds; and
 - Using retail sales tax revenues to help pay down the debt.
2. Establish a reasonable time frame (two or three years) within which a plan of action is developed and initiated to purchase property and find a developer to

implement the plan. If it is determined that the project is too costly or complex at this time, then:

- Modify the plan so that retail commercial uses replace the proposed community center; and
 - Focus community efforts on implementing the plan for Key Development Area #3. This plan includes the community center as an alternate, in the event the concept for KDA #1a cannot be carried out within a reasonable time frame. Implementation of KDA #3 will ensure that Darien's residents benefit from a project that has a community focus and identity, consistent with some of the objectives of the plan prepared for the proposed town center.
3. Create a design review board whose function will be to review and advise the Planning and Zoning Commission and City Council on site plans and development proposals in the town center. This board could consist of up to five members appointed by the City Council and include:
 - The City Planner;
 - An architect;
 - A Park District Board representative;
 - One or two members from the Planning and Zoning Commission.
 4. Identify an architectural styling that is representative of Darien that will be used for all new buildings constructed on this site. Consider the Midwestern prairie style that has already been used for public buildings in Darien, including the City Hall, the Indian Prairie Library, and the Police and Fire Stations.

5. Create design guidelines that will be applied to all new development that address:

- Orientation of buildings, ensuring that storefront facades are created for all areas exposed to public view, including those visible to pedestrians and motorists from:

- The pedestrian mall;
- 75th Street and Cass Avenue; and
- Parking lots and drive aisles;

- Architecture, including:

- Style;
- Building materials;
- Roofs (pitch, overhang, material);
- Color palettes;
- Massing (one- and two-stories);
- Required detailing;
- Treatment of facades exposed to public view (i.e., required glass, entryways and building ornamentation);

- Signs;

- Decorative lighting (pedestrian, parking lot and accent lighting);

- Street furniture (benches, trash containers, tables, etc.).

6. Promote the development of the town center consistent with the concepts presented on **Figure 4b**, so that it includes the following elements:

- A 50,000 to 60,000 square-foot community center that serves as a visual and functional anchor, and may include:

- Park District headquarters;
- School District offices;
- Chamber of Commerce;
- Visitor's Center;
- Meeting rooms;
- Classrooms for park district programs (including seniors);
- Day care facilities;
- Learning center/computer lab;
- Fitness facility and/or gymnasium;
- Concessions/Cafeteria;
- Coffee House;
- Contract Postal Unit ("mini post office"); and
- Satellite City offices, where residents can obtain City stickers, pay bills, or conduct other related business;

- One- and two-story buildings that include approximately 45,000 square feet of floor area for ground-floor retail and service uses, and second-story offices:

- The buildings should be oriented toward the proposed central pedestrian mall, designed for community functions and events;

- Uses should cater to the needs of the resident who is attending functions at the community center or conducting business while children or other family members are participating in park district programs or classes. Such uses could include:

- Dry cleaning;
- Satellite or branch bank;
- Card shop;
- Drug store;
- Video rental;
- Bakery;

- Delicatessen;
 - Cafe;
 - Coffee shop;
 - Restaurant;
 - Book store;
 - Hair salon;
 - Florist;
 - Health food store;
 - Gift shop; and
 - Specialty shops (i.e., gourmet foods, wine shop, cigar store);
- Entrances to retail/service/office uses should be provided both from the interior pedestrian mall and from elevations that face parking or drive aisles;
 - Walks that are 10 or more feet wide along stores that face the central pedestrian mall to accommodate outdoor dining, special sales events, and two-way pedestrian traffic;
- A heavily landscaped pedestrian mall and open space area that includes a permanent or movable stage that can be used for such things as:
 - Concerts, festivals and children’s programs;
 - Recreation (i.e., ice skating in the winter months); and
 - Art or craft fairs;
 - A public garden area and pedestrian mall and plaza that physically and visually ties the historic Old Lace School to other use areas in the town center through the creation of formal gardens that include:
 - Structures (i.e., decorative walls, stairs, pergolas, arbors);
 - Amenities such as fountains, planters, benches and sculpture;
 - Decorative brick paver walks;
 - Activity/gathering areas around fountains and plazas;
 - Thematic lighting; and
 - Ornamental plantings (trees, shrubs, grasses and perennials);
 - A quality sit-down restaurant with an enclosed and landscaped outdoor dining area that is oriented and located such that it functions as a visual anchor for individuals entering the town center from Cass Avenue, and helps frame the main entrance from 75th Street;
 - A traffic circulation pattern that places parking and drive aisles along both sides of the retail/service/office buildings, offering opportunities for convenient parking and access into businesses;
 - An east/west pedestrian linkage to provide convenient access from parking proposed to be located east and west of the retail/office/service buildings;
 - Pedestrian crosswalks (constructed of decorative pavers) and traffic control where walks extend across streets between the community center, restaurant, retail/service/office buildings and public gardens along 75th Street;

- Thematic lighting that relates to the architectural styling selected for buildings in the town center;
 - Enhancement of the public rights-of-way along 75th Street and Cass Avenue, by introducing:
 - Brick paver walks;
 - Banners;
 - Street trees (on 30-foot centers);
 - Defined pedestrian entrances into the town center from:
 - Cass Avenue, along the drive south of Safety Village; and
 - 75th Street through the public open space and along the main entry drive from this arterial; and
 - Thematic lighting that ties the town center to the remainder of the Darien Marketplace District;
 - Landscape screening of:
 - Parking proposed along Cass Avenue;
 - Buildings and parking sited next to existing residences; and
 - Parking proposed south and west of the restaurant;
 - Parking lots that include islands planted with trees and ornamental grasses or shrubs; and
 - A heavily landscaped retention pond with walking path that serves as a visual focal point and gathering area in addition to retaining storm water runoff.
7. Preserve and enhance the Historic Old Lace School building, by:
 - Maintaining distinguishing, original qualities and character of the building;
 - Restoring deteriorated architectural features, as applicable;
 - Replacing detailing that once existed on this building or adding new detailing that enhances its historical significance.
 8. Capitalize on the historic Old Lace School that exists at the center of Darien and draw people into the area by:
 - Signage;
 - Banners;
 - Enhanced landscaping;
 - Plazas;
 - Permanent exhibits that highlight the history of Darien; and
 - Changing exhibits (i.e., crafts, photographs, school projects, etc.).
 9. Integrate the Safety Village complex into the town center through:
 - Additional landscaping;
 - Theme lighting that blends with the style selected for the town center;
 - Pedestrian linkages to the community center building; and
 - A façade improvement and fence design that relates to the architectural theme established for this key area.

Key Development Area #2, Retail, Bank and Townhomes

Location:

Former fire station site on the south side of 75th Street, west side of Lyman Avenue.

Estimated Size:

Approximately 19.20 acres

Existing Land Use:

The Plan initially recommended office uses, high quality restaurants, banks and other business, professional service and retail uses that would not substantially add to traffic congestion along 75th Street during those times when existing retail uses are operating at their peak. The Plan favored office uses as the best use to meet the stated objectives. The redevelopment plan meets these objectives, by not significantly adding to traffic congestion and creating a retail center with a scale that fulfills neighborhood and community retail and service needs.

The Plan also recommended that any buildings constructed on the site, regardless of use, present an aesthetically styled building façade to help create an attractive gateway into the community. The buildings constructed do meet these objectives.

Since the Plan was adopted in 2002, the site has been redeveloped. Prior to the redevelopment, the site contained the old fire station located along 75th Street, a new fire station and electrical substation located towards the southeast corner of the site, a single-family home at the northwest corner of the site and a stormwater management facility to the west of the new fire station.

The single-family home, new fire station and the electrical substation were not included in the redevelopment of the site and remain.

In 2004, construction began on a development plan including retail, bank and townhomes (See Figure 5a). The development consists of three retail buildings with a total of 32,400 square feet, a 3,200 square foot bank with a drive-thru facility and three townhome buildings providing a total of 12 dwelling units off of Abbey Drive. The plan included modifying the 75th Street and Lyman Avenue lane intersection, extending Abbey Drive and creating a cul-de-sac and providing a pedestrian link between the retail/bank area of the development with Abbey Drive. The overhead utility lines along Lyman Avenue were buried. The plan included a flood plain map revision to accommodate one of the three townhome buildings. The far southern area of the site contains stormwater control facilities as well as a flood plain compensation area. The stormwater control facility for the fire station, located on Lyman Avenue, remains.

The retail portion of the development is a community-scaled shopping center, as opposed to a regional-scale shopping center similar to the Darien Towne Center shopping center to the east. The retail buildings are currently occupied by a home fitness equipment store, wine shop, coffee shop, cell phone store, vitamin store, residential cabinet retail store, dry cleaner and a couple of eating establishments. The coffee shop occupies a space with a drive-thru facility.

The scale and architectural styling of the retail buildings, the retail space split into three buildings, the varied building setbacks along 75th Street, pedestrian plaza and

City of Darien

Key Development Area #2

Concept Plan

Figure 5a

Size: 19.20 Acres
 Zoning: B-2 and R-3

Objectives

- Develop with a non-residential land use
- Minimize Saturday peak hour traffic
- Meet the market demand for office uses
- Make use of the low lying land west of the new fire station
- Consider scale of development and its impact on adjacent residential properties

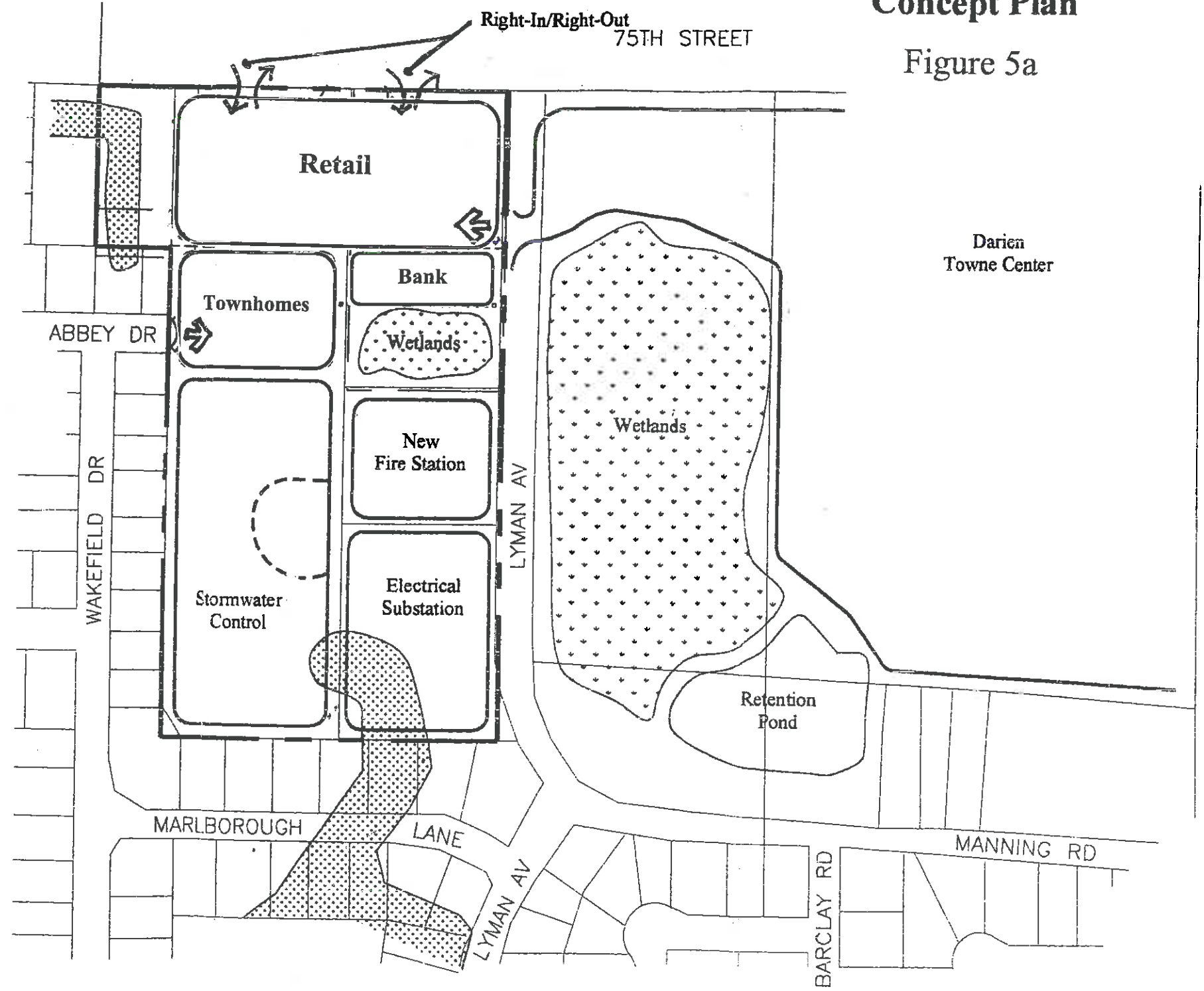
Current Uses

- Retail
 - 32,400 square feet total
 - 3, one-story buildings
 - Full access from Lyman Avenue
 - Restricted access from 75th Street
 - Pedestrian access from Abbey Drive
- Bank
 - 3,200 square feet
 - One-story building
 - Full access from the retail portion
 - Restricted access to Lyman Avenue
 - Pedestrian access from Abbey Drive
- Residential
 - Townhomes
 - 3 buildings, 12 units total
 - Access from Abbey Drive
 - Pedestrian access to Retail and Bank

Legend

- Flood Plain
- Wetlands
- Existing Residential
- Potential Access

Note:
 The location of existing flood plain is based on mapping prepared by Christopher B. Burke Engineering, Ltd. Boundaries associated with wetlands and hydric soils are approximate, and based on soil survey maps of DuPage County and interpretation from aerial photographs.



generous landscaping throughout the site all help to create a “boutique” retail shopping center feel, instead of the traditional retail strip center where the building is a long, box like structure which tends to create a sterile atmosphere.

The redevelopment plan went through several revisions, which included community meetings with residents, the developer, City officials and City staff, prior to a formal submittal to the City. Even during the formal consideration of the development plan, several revisions were made to address comments raised by residents and the City.

Implementation/Design Considerations:

1. Full access to the site from Lyman Avenue was achieved, along with restricted right-in/right-out only access drives from 75th Street.
2. Pedestrian access was provided between the retail and bank sites to Abbey Drive, linking the commercial area of the development to the residential neighborhood to the south and west.
3. A 30-foot landscaped parking setback was established along 75th Street to screen parked cars and creating an attractive streetscape.
4. Perimeter landscaping was provided around the entire commercial portion of the development, defining the space and creating a separation between the commercial and residential portions of the development.
5. The building heights were limited.
6. Varied architectural styles were used for each of the land use groups. The architectural styles help to create an attractive gateway into the community. Quality building materials were used, such as brick, stone and other masonry materials, creating a permanent appearance.
7. The architectural details were extended to all sides of the buildings.
8. Foundation landscaping was achieved, as well as interior parking lot landscaped islands, softening the pavement associated with off-street parking.
9. Trash enclosures were enclosed with masonry walls matching the respective buildings.
10. Roof-mounted mechanical equipment was screened on all facades visible to the public.
11. A pedestrian link was provided between the retail and bank sites to the surrounding residential neighborhoods to the south and southwest and to the Darien Town Center.

Key Development Area #3, Alternative Community Center Site

Location:

East side of Lemont Road, south of 75th Street, between the Forest Preserve property to the north and the townhome subdivision to the south.

Estimated Size:

Approximately 11.64 acres

City of Darien

Key Development Area #3

Planning Factors

Figure 6a

Size: 11.64 Acres
 Zoning: ORI

Adjacent Land Uses

- North: Forest Preserve
- South: Townhomes
- East: Forest Preserve
- West: Forest Preserve property and large lot residential






Characteristics

- Old farmstead with access from Lemont Road
- Northwest corner of site contains flood plain with possible hydric soils and wetlands
- Hedgerow of trees runs east /west across lower third of property
- Swale runs the length of Lemont Road frontage
- Public access would be limited to Lemont Road
- Difficult to obtain warrants for signal based solely on this land use

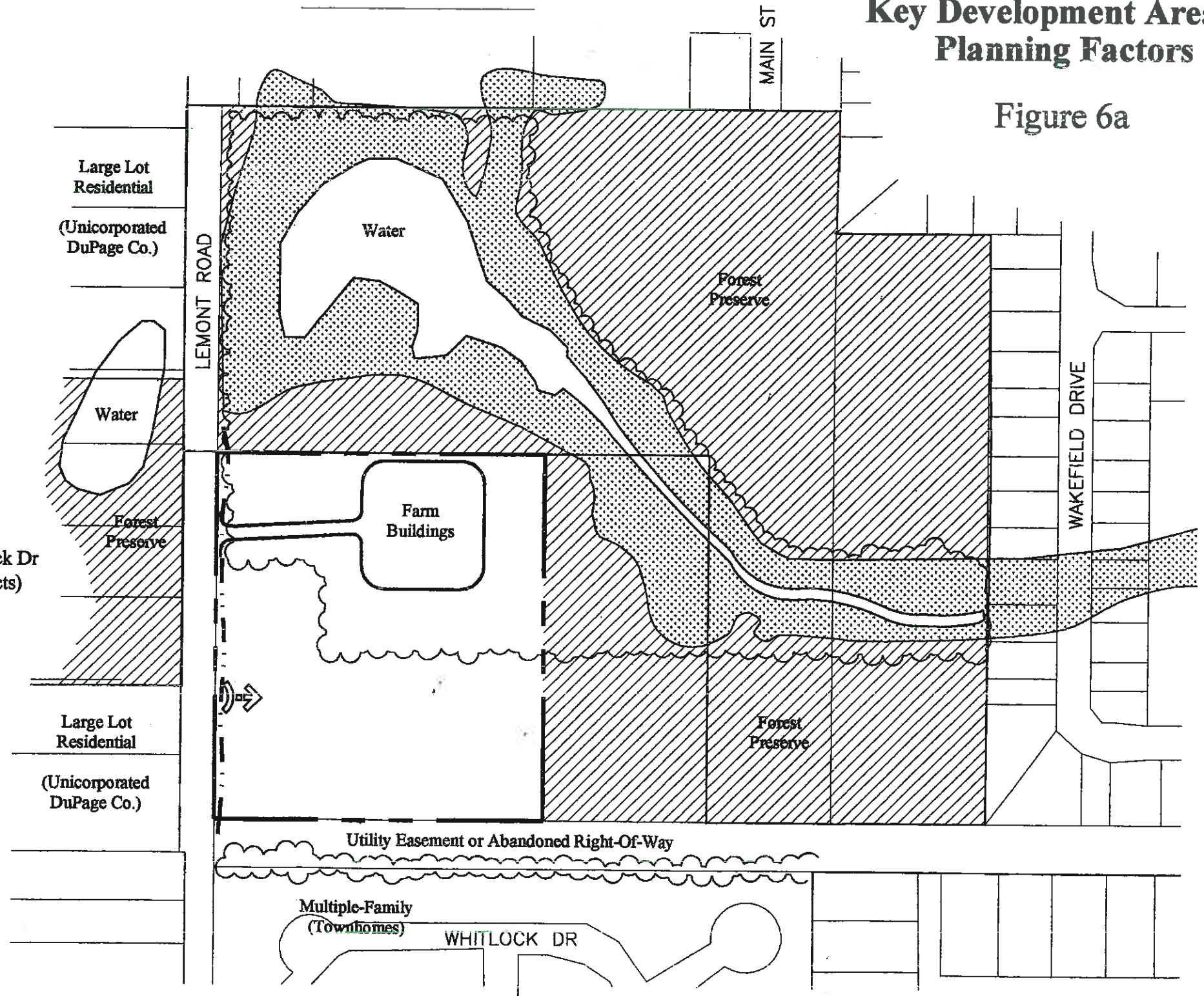
Potential Uses

- Single-family residential w/ access from Lemont Rd
- Multiple-family residential w/ access from Lemont Rd and Whitlock Dr
- Senior housing complex (independent living with a range of products)
- Recreation - Community center
- Specialty retail
- Office

Legend

-  Forest Preserve
-  Flood Plain
-  Potential Access
-  Existing Hedgerow/Tree Line
-  Swale

Note:
 The location of existing flood plain is based on mapping prepared by Christopher B. Burke Engineering, Ltd. Boundaries associated with wetlands and hydric soils are approximate, and based on soil survey maps of DuPage County and interpretation from aerial photographs.



Existing Conditions:

A portion of the site has several old farm buildings with the remainder of the property currently in agricultural use. The DuPage County Forest Preserve District owns surrounding property to the north, east, and west. A multiple-family townhome development is directly south of the site.

The subject property is within the municipal limits of Darien and zoned ORI (office, research, and light industry). Vacant properties to the west of Lemont Road, within the City of Woodridge are also zoned ORI (office, research, light industry). The site has direct access from Lemont Road (see Figure 6a).

Proposed Land Use:

Darien Community Center

Policy Statement:

This is an alternative site for the creation of a center that will give Darien identity in the event that the town center proposed for KDA #1a is not initiated within two or three years after the adoption of this Comprehensive Land Use Plan. The mix of uses proposed as part of this concept does not include the retail component proposed for the Lace School property. This is because the property is not suitable for retail development, due to its location. The 11.64-acre parcel is isolated from other retail development, since it is surrounded by open space to the north, east and west and townhomes to the south located approximately ¼ mile south of the retail commercial development that exists along 75th Street.

The land uses proposed as part of this plan would provide a forum for year-round public events, festivals, and recreational

opportunities for all residents, and meet the needs of the Darien Park District for additional space. A two-story, 50,000 to 60,000 square-foot community building constructed on this property would essentially include the same uses considered for the town center on the Lace School property:

- Park District headquarters;
- School district administrative offices;
- Chamber of Commerce;
- Visitor's Center;
- Meeting rooms;
- Classrooms for park district programs;
- Day care facilities;
- Learning center/computer labs;
- Fitness facility and/or gymnasium;
- Concession/cafeteria/coffee house; and
- Outdoor plaza.

Other uses could be proposed to provide resident interaction and opportunities for recreation include:

- Outdoor amphitheater, bandshell, and park;
- Outdoor playground, tennis and volleyball courts, and picnic area;
- Trail connections to adjacent Forest Preserve;
- Cabin for day and overnight use by scouts and youth groups; and
- Campsites.

If the town center proposed for Key Development Area #1 occurs within a reasonable time frame and the community center remains a viable part of the proposal for the Lace School parcel, then this 11.64-acre property should be developed with recreational uses that meet the needs of the

City of Darien

Key Development Area #3

Concept Plan

Size: 11.64 Acres
 Zoning: ORI



Objectives

- Develop a community center

Potential Uses

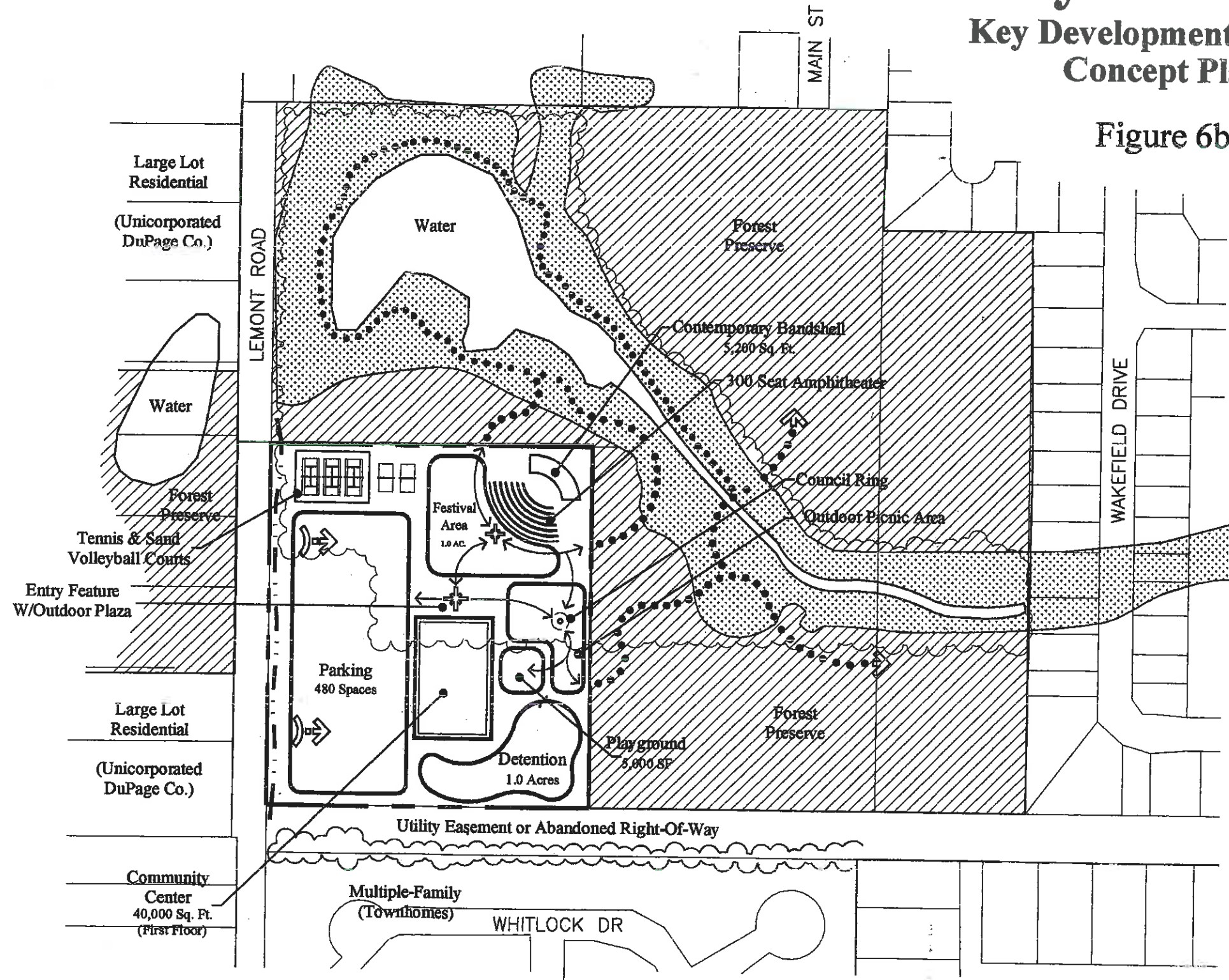
- Community Center
 - Two-story, 50,000-60,000 square-foot facility
 - Darien Visitor's Center
 - Learning center/computer labs
 - Meeting rooms
 - Offices (Chamber of Commerce)
 - Concessions/Cafeteria/Coffee house
 - Fitness facility
 - Gymnasium
 - Outdoor plaza and picnic areas
- Outdoor amphitheater, bandshell and park
- Outdoor play ground and picnic area
- Trail connections to adjacent Forest Preserve

Legend

-  Forest Preserve
-  Flood Plain
-  Potential Access
-  Existing Hedgerow/Tree Line
-  Swale
-  Proposed Trail
-  Paved Pedestrian Path

Note:
 The location of existing flood plain is based on mapping prepared by Christopher B. Burke Engineering, Ltd. Boundaries associated with wetlands and hydric soils are approximate, and based on soil survey maps of DuPage County and interpretation from aerial photographs.

Figure 6b



community (see Figure 6b). Such uses could include:

- Ball fields (soccer or baseball, lighted or unlighted);
- Tennis and volleyball courts;
- In-line skating rink;
- Skateboard facilities;
- Creative play areas for children of all ages; or
- Aquatic center.

Developing trails that connect to the adjacent Forest Preserve, and working with the Forest Preserve District and other agencies to provide additional recreational opportunities (such as a cabin and campsites) would only enhance the recreational use of this property. Also, the amphitheater, bandshell and park remain viable alternatives for consideration, since these uses would not be possible in combination with the retail uses proposed as part of the town center on the Lace School property.

The subject site is one of the only remaining vacant properties left in the City. A top priority of the plan is the purchase of this property for future development as either a community center or recreational area for residents of Darien. The proposed site will provide an equal balance of public facilities on the western side of the City with those uses on the east side of the community (i.e., library and the Park District's Sportsplex).

The location of the property allows easy access, convenience and high visibility, as Lemont Road is well traveled and considered a major arterial through the City. The surrounding Forest Preserve and residential neighborhoods beyond provide several

opportunities for developing a pedestrian network that connects the City either to a community center or the recreational uses previously described.

Implementation/Design Guidelines:

1. Immediately purchase the 11.64-acre property for public use (either the community center concept presented as Figure 6b or other recreational uses).
2. Enter into an intergovernmental agreement with the Park District, Forest Preserve District (FPD) and the City of Darien for the use and development of this site and surrounding FPD property as a community center. This includes participation in the funding, construction of buildings and other amenities, and the programming and carrying out of activities for Darien's residents.
3. Consider the following options for financing the purchase of this property:
 - Contact CorLands to determine whether or not this agency can purchase this property for use by residents of the City of Darien while other options for funding are identified;
 - Meet with state representatives and apply for state funds.
4. Expand the 11.64-acre site for community use by coordinating the following:
 - Purchase property next to the forest preserve north of the Oldfield Triangle (Key Development Area #6); and
 - Coordinating the exchange of this newly purchased parcel with the Forest Preserve District.

5. Encourage the DuPage County Forest Preserve District to develop surrounding property that connects with this site and relates to the planned uses. This includes the possible development of Forest Preserve District property with picnic shelters, campsites and cabin for use by scouts and other youth groups.
6. Provide a network of pedestrian paths and trails that link together the proposed uses of this site and that provide connections with surrounding Forest Preserve property. This includes the construction of a trail around the lake to the north.

7. Coordinate the location of the design and location of access drives with the DuPage County Division of Transportation. This includes:

- Obtaining approval for the future construction of a signal; and
- Widening Lemont Road to provide turn lanes into the property.

8. Construct a sidewalk along Lemont Road to provide pedestrian access to the site.

9. Adopt the following design guidelines for the development of this property:

- Preserve existing mature trees, wetlands, and other natural features where possible;
- Require the architecture and building materials of the community center facility to relate to the natural elements and character of the site. Encourage the use of brick, stone, and cedar, rather than vinyl or aluminum, which are not as durable and do not relate to the natural character of the site;

- Require landscaping and berming along Lemont Road to screen views of the parking lot from public rights-of-way;
- Establish lighting fixture design criteria and footcandle levels that will eliminate glare and excess illumination; and
- Encourage thematic lighting, banners, and signage that will establish an identity for the site as a community center.

Key Development Area #4, Darien Commons

Location:

Northwest quadrant Plainfield and Clarendon Hills Roads; Parcels west of Clarendon Hills Road between Plainfield Rd. and 75th St.; and properties east of Clarendon Hills Road between Elm and 75th Street

Existing Conditions:

The area is fully developed with a mix of uses (see **Figure 7**), including:

- Darien Community Park, north of Plainfield Road;
- Animal hospital and gas station at the northwest corner of Plainfield and Clarendon Hills Roads;
- The new Park District Sportsplex Center, south of Plainfield Road and west of Tennessee Drive;

City of Darien

Key Development Area #4

Planning Factors

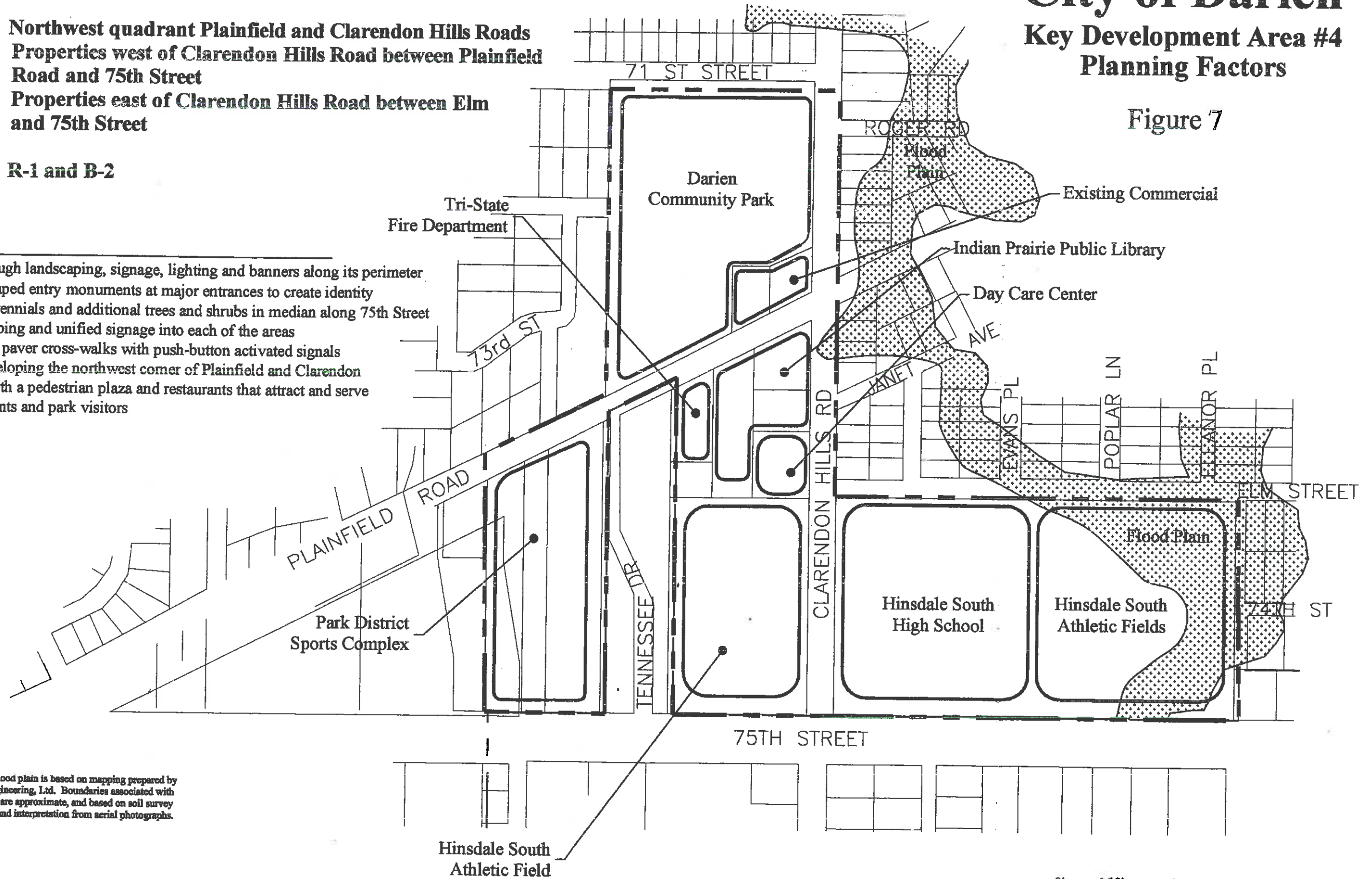
Figure 7

Location: Northwest quadrant Plainfield and Clarendon Hills Roads
 Properties west of Clarendon Hills Road between Plainfield Road and 75th Street
 Properties east of Clarendon Hills Road between Elm and 75th Street

Zoning: R-1 and B-2

Potentials

- Unify area through landscaping, signage, lighting and banners along its perimeter
- Provide landscaped entry monuments at major entrances to create identity
- Install color perennials and additional trees and shrubs in median along 75th Street
- Extend landscaping and unified signage into each of the areas
- Construct brick paver cross-walks with push-button activated signals
- Consider redeveloping the northwest corner of Plainfield and Clarendon Hills Road with a pedestrian plaza and restaurants that attract and serve students, parents and park visitors



Note:
 The location of existing flood plain is based on mapping prepared by Christopher B. Burke Engineering, Ltd. Boundaries associated with wetlands and hydric soils are approximate, and based on soil survey maps of DuPage County and interpretation from aerial photographs.

- Between Plainfield Road and 75th Street:
 - Tri-State Fire Department;
 - Indian Prairie Public Library;
 - Day Care Center; and
 - Hinsdale South High School Athletic Field;
- East of Clarendon Hills Road between Elm and 75th Streets:
 - Hinsdale South High School; and
 - Hinsdale South Athletic Fields;
- Adjacent single family and multiple family residential uses not included in the key area.

Proposed Land Use:

Retain and enhance existing land uses.

Policy Statement:

Many residents of Darien consider the intersection of 75th Street and Clarendon Hills Road to be one of the two major activity “hubs” of the community (the other is the intersection of 75th Street and Cass Avenue, Key Development Area #3). Community Park is located in this quadrant of the City where Darien Fest is held each summer, an attraction that draws more than 30,000 people from the region.

In addition to the park, the Park District Sportsplex, Indian Prairie Public Library and Hinsdale South High School and athletic fields are all located here, each of which draws people for a variety of events and programming. These events and uses reinforce this key area as a center of educational and recreational activity.

Presently, this major corridor does not have any elements that unify the area as an activity

“hub”, nor does it have distinguishing characteristics that give identity specific to Darien. Only one restaurant is within walking distance for gathering before, during, or after events. In addition, festivals and special events are sometimes disruptive and consideration should be given to surrounding residents (i.e. impacts of increased traffic, noise, litter, lights, etc.). In order to enhance this quadrant of the community, an identity should be created for this area that distinguishes it as a major gathering place (educational and recreational) for Darien residents.

Implementation/Design Guidelines:

1. Unify the area through landscaping, signage, lighting and banners along its perimeter.
2. Provide landscaped entry monuments at major entrances to this area to create identity.
3. Install colorful perennials and additional trees and shrubs in median along 75th Street.
4. Extend landscaping and unified signage into each of the areas.
5. Construct brick paver crosswalks with push-button activated signals.
6. Consider redeveloping the northwest corner of Plainfield and Clarendon Hills Road with a pedestrian plaza and restaurants (i.e., ice cream shop, pizza parlor, and coffee shop) that attract and serve students, parents, and visitors of the park.

Key Development Area #5, Business and Office Park

Location:

South of Interstate 55, between the Darien Public Works facility and the trucking company to the west, and large-lot residential uses to the east.

Estimated Size:

Approximately 94 acres.

Existing Conditions:

The site is located adjacent to Interstate 55, which provides good visibility and access from the existing frontage road. Part of the site is within the jurisdiction of DuPage County and is zoned R-1. A variety of land uses exist on site, including: small, older single-family homes on large lots; new residential, custom estate homes; the Little Bird Horse Farm; Darien Public Works facility; a trucking company; and extensive natural features including, Sawmill Creek, flood plain, and woodlands (see Figure 8a).

Proposed Land Use:

Business and Office Park and Single-Family Residential

Policy Statement:

This key area is well suited for a combination of uses that have visibility and access from I-55, as well as single-family homes that serve as an extension of this existing land use south and east of the subject area (see Figure 8b). Sawmill Creek and its associated floodplain provide a logical boundary between the planned residential and non-residential land uses on this property, and preservation of

existing trees will provide screening between the two different land uses.

The area designated as an office and business park should be developed as a planned unit development with an overall set of controls for architecture, landscaping, signage, and lighting. The western end of the site may include more intensive uses, such as warehousing, service distribution centers, and light manufacturing. The eastern portion of the site could be developed with less intensive uses, such as low-rise office buildings, rather than warehouse distribution that requires large, paved areas for loading.

A logical hierarchy of streets should be developed to serve businesses in this key area. The number of access points along the frontage road should be minimized to maintain the efficiency and operational safety of this road, which serves both residential and non-residential land uses.

The area south of the creek that has been planned for single-family homes should be developed in a manner that is compatible with existing residences, with respect to lot area, floor area, architectural design, and maintenance of the rural character that typifies the development pattern in this area. Access to these homes should be from 87th Street.

As the entire site is developed, emphasis should be placed on the preservation of natural and environmental features on the property. Sawmill Creek, which meanders through the area from the northwest to the southeast, should be preserved as a natural amenity and focal point of any new development. Wooded floodplain should be preserved, where possible, to enhance the aesthetics of the area. New development should also be sensitive to and respect existing uses, including estate homes and the horse farm, until such time they are redeveloped.

City of Darien

Key Development Area #5

Planning Factors

Size: 94.10 Acres
Zoning: Unincorporated DuPage County and I-1

Adjacent Land Uses

North: I-55, commercial (Public Storage) and townhomes
South: Vacant and large lot residences
East: Large lot residences
West: Heavy commercial (trucking company)




Characteristics

- Good visibility from I-55, and access from existing frontage road
- Existing access is from Leonard and Western Avenue
- Majority of single-family homes along frontage road are "for sale"
- Single-family homes also exist along Western Avenue
- Little Bird Horse Farm is improved with horse corrals and stables
- Real estate signs along frontage road identify the area for:
 - Single-family homes (12.42 acres)
 - Estate residential (Oxford Estates, 8 custom homes on wooded lots)
 - Office/warehouse (Oxford Park)
- 87th Street could provide access from the south to newly constructed residences
- Sawmill Creek meanders through sub area from northeast to southwest
- Unnamed tributary ties into Sawmill Creek at northwest corner
- Extensive flood plain and hydric soils are associated with this entire drainage system
- Wooded flood plain occupies the eastern two-thirds of the site
- Sawmill Creek is channelized and more open on the west end of the subarea
- Areas outside the flood plain boundary generally appear to be developable
- Bridge over Sawmill Creek provides access to the Little Bird Horse Farm and corrals

Potential Uses

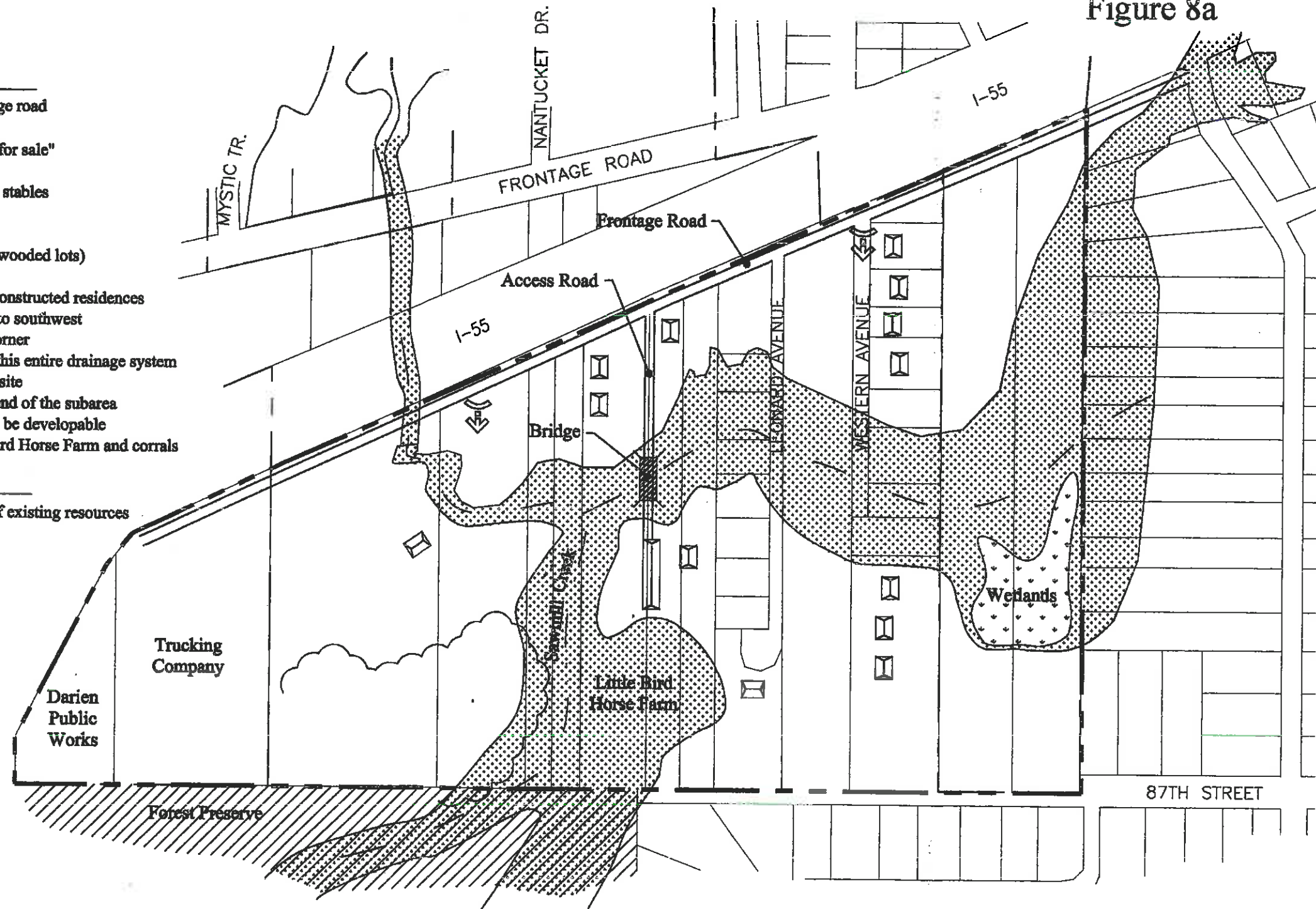
- Low-rise office park, designed to maximize preservation of existing resources
- Large Lot residential

Legend

-  Forest Preserve
-  Flood Plain
-  Wetlands
-  Potential Access
-  Existing Hedgerow/Tree Line
-  Existing Residence

Note:
 The location of existing flood plain is based on mapping prepared by Christopher B. Burke Engineering, Ltd. Boundaries associated with wetlands and hydric soils are approximate, and based on soil survey maps of DuPage County and interpretation from aerial photographs.

Figure 8a



City of Darien

Key Development Area #5

Concept Plan

Size: 94.1 Acres
Zoning: Unincorporated DuPage County and I-1







Objectives

- Meet the market demand for office/warehouse/distribution uses
- Meet the market demand for office uses
- Provide an area for estate residential

Potential Uses

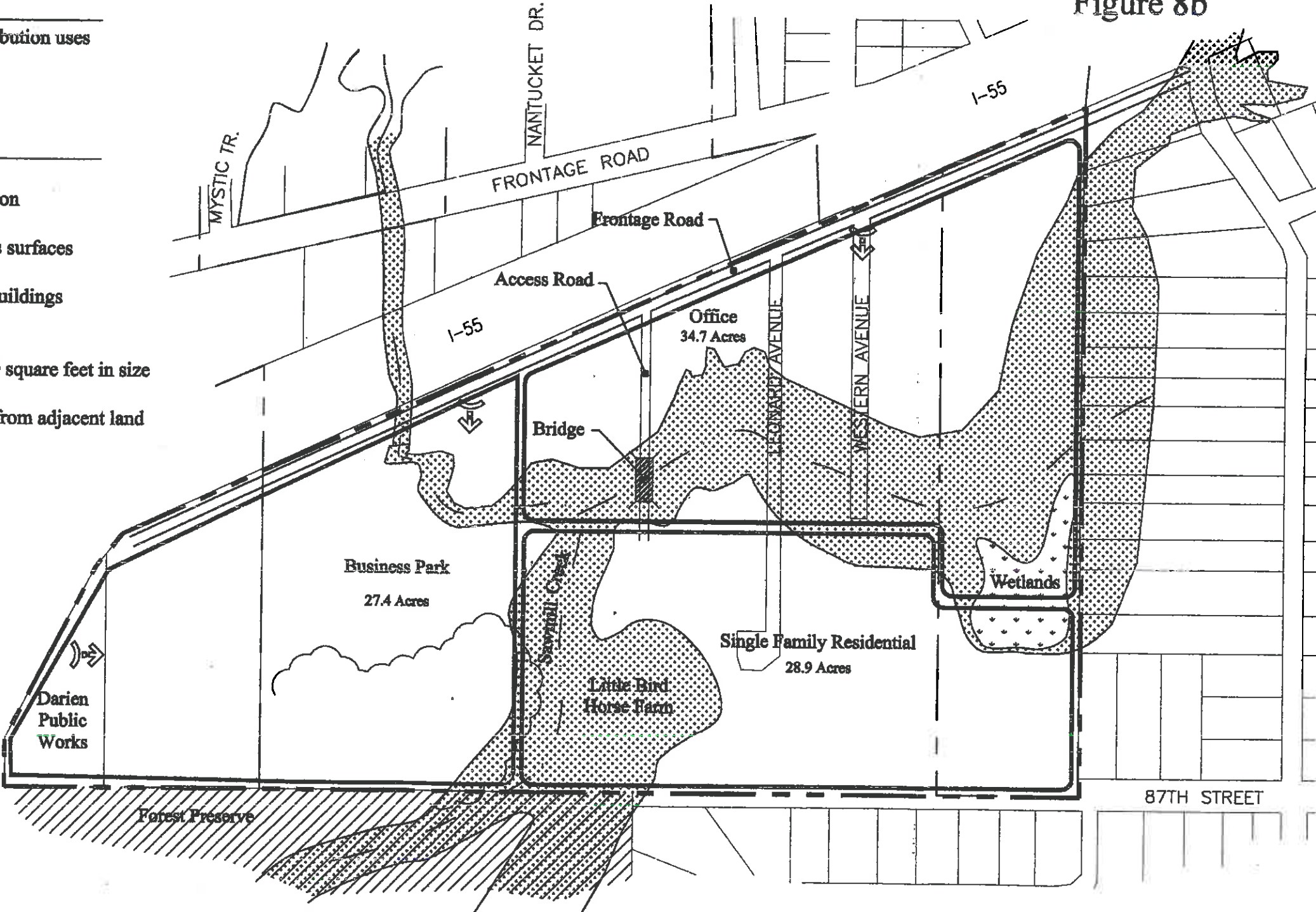
- **Business Park**
 320,000 square feet of office/warehouse/distribution
 From one to four buildings
 Assumes 0.4 FAR and maximum 70% impervious surfaces
- **Office Park**
 300,000 square feet of two- to three-story office buildings
 Outdoor plazas and trails
- **Single-Family Residential**
 Approximately 50 homes on lots that are + 20,000 square feet in size
 Provide access from 87th Street
 Maintain forested floodplain to buffer residences from adjacent land uses to the north and west

Legend

-  Forest Preserve
-  Flood Plain
-  Wetlands
-  Potential Access
-  Existing Hedgerow/Tree Line
-  Existing Residence

Note:
 The location of existing flood plain is based on mapping prepared by Christopher B. Burke Engineering, Ltd. Boundaries associated with wetlands and hydric soils are approximate, and based on soil survey maps of DuPage County and interpretation from aerial photographs.

Figure 8b



Implementation/Design Guidelines:

1. Promote the development of the non-residential land uses proposed for this key development area as a planned unit development with an overall set of controls designed to create a campus-like setting.
2. Establish a network of streets throughout the office and business park developments that have access from the frontage road, and which enable efficient traffic flow between these two use areas.
3. Require a minimum forty (40)-foot front and corner yard building and parking setback for landscaping, berming and signage along interior streets, and minimum 75-foot setbacks for non-residential development planned along the frontage road.
4. Preserve a greenway along Sawmill Creek in order to preserve existing stands of trees and vegetation. This will provide a natural buffer between existing homes and new development.
5. Require office and warehouse/distribution buildings to be constructed of brick; pre-cast concrete; architectural steel and glass; or other similar permanent, durable material.
6. Incorporate unified sign standards for site identification and tenant signage that control the size, style, materials and illumination of all signs.
7. Require foundation plantings and interior parking lot landscaping to break up long building facades and large expanses of pavement associated with off-street parking and off-street loading zones.
8. Screen all roof-mounted mechanical equipment on all facades that are visible to the public, by the design of the roof structure or extension of the parapet walls.
9. Adopt a standard for street and parking lot lighting that will be carried through the entire park. This will help unify the development; Screen all outdoor storage and loading areas from public view with berms, walls, fences, or landscaping, in order to achieve a year-round opacity of 75 percent.
10. Place trash inside the building, or enclose trash receptacles and compactors with masonry walls designed to match the primary building. Such enclosures should be equal to or taller than the tallest trash bin proposed for use.
11. Require the installation of curb and gutter to improve stormwater management, maintenance, and aesthetics.
12. Encourage pedestrian spaces, such as small plazas with shelters, benches, and tables, for employees to gather, and provide a pathway network linking such spaces throughout the park.
13. Preserve existing mature trees, wetlands, and other natural features where possible and integrate all new development, whether residential or non-residential, within the existing landscape.
14. Use the floodplain forest along Sawmill Creek as a natural buffer between planned residential and non-residential land uses, and supplement trees and shrubs in sufficient quantities to screen parking and office buildings from future residences.

15. Promote the use of the environmental corridor (floodplain and wetlands) that runs through this key area as a pedestrian trail that provides a link between residential properties to the south and east and the existing Waterfall Glen Forest Preserve. Provide access to this trail from the frontage road and from 87th Street.
16. Develop the area south of Sawmill Creek with single-family homes.
17. Provide access to this residential area from 87th Street.
18. Encourage the use of quality materials (such as wood, stone, and brick) for new home construction, so that new development is consistent with the adjacent subdivision.

**Key Development Area #6,
Oldfield Triangle**

Location:

Southwest corner of the City, north of Interstate 55 and east of Lemont Road.

Estimated Size:

Approximately 72.90 acres.

Existing Conditions:

This key area is adjacent to both Interstate 55 and Lemont Road and has excellent visibility from this major corridor. The subject property is within the municipal limits of the City and is zoned R-1 (Single-Family Residence District) and B-3 (General Business District). The Oldfield Oaks Forest Preserve surrounds the northern portion of the site. A variety of land uses exist on site, including: small, older single-family homes on large lots; active farm

fields; commercial uses (i.e. Shell gas station); and natural features including, an excavated lake, flood plain, and mature trees (see Figure 9a).

Proposed Land Uses:

- Hotel/Conference Center;
- Specialty Retail/Restaurant;
- Multiple-Family Condominiums; and
- Office Park.

Policy Statement:

The Oldfield Triangle site provides the City with a long-range reserve of developable land for a mix of uses. A variety of economic development opportunities lend themselves to this site which would capitalize on the area's proximity to Interstate 55. Planned uses, which include a hotel and conference center, specialty retail, condominiums, and offices will increase the City's tax base through a variety of revenue generators, including: local sales taxes; a hotel tax; and property taxes. Due to the scale of development planned for this site, individual uses were planned so that they may be developed in logical phases. In addition, two options for parking lots intended to provide access and parking for the Forest Preserve have been accommodated in the concept plans (see Figure 9b and 9c).

An office park is planned to anchor the southwest corner of the site. This portion of the site is considered prime land for office uses because of excellent visibility, convenience, and proximity to highway interchanges. The buildings are intended to be low-rise in character, not to exceed three stories.

A hotel and conference center is planned for the northernmost portion of the property, next to the forest preserve. This use complements the office uses planned for this location, as

Size: 72.90 Acres
Zoning: R-1 and B-3

Adjacent Land Uses

North: Forest preserve
 South: Mixed use PUD
 East: Single-family residences
 West: Large lot residential







Characteristics

- Excellent visibility from both I-55 and Lemont Road
- Old farmstead at north end has access from Lemont Road
- Sub area is higher than the northbound traffic lanes along Lemont Road
- Access to frontage road exists from Lemont Road at Timber Trails
- Large lot residences, many of which are for sale, exist along frontage road
- Commercial uses are at north end of frontage road
- Excavated lake occupies southeast corner of sub area
- Hydric soils encompass northern edge of lake and a small area west of Kerry Lane (extended)
- Flood plain surrounds lake
- Tree line extends east/west across sub area, north of floodplain
- Remainder of sub area has been, or is being farmed
- Remainder of sub area is developable

Potential Uses

- Town center (mix of retail, residential and recreational uses)
- Hotel/conference center and retail
- Office park

Legend

-  Forest Preserve
-  Flood Plain
-  Hydric Soils
-  Potential Access
-  Existing Hedgerow/Tree Line
-  Existing Residence

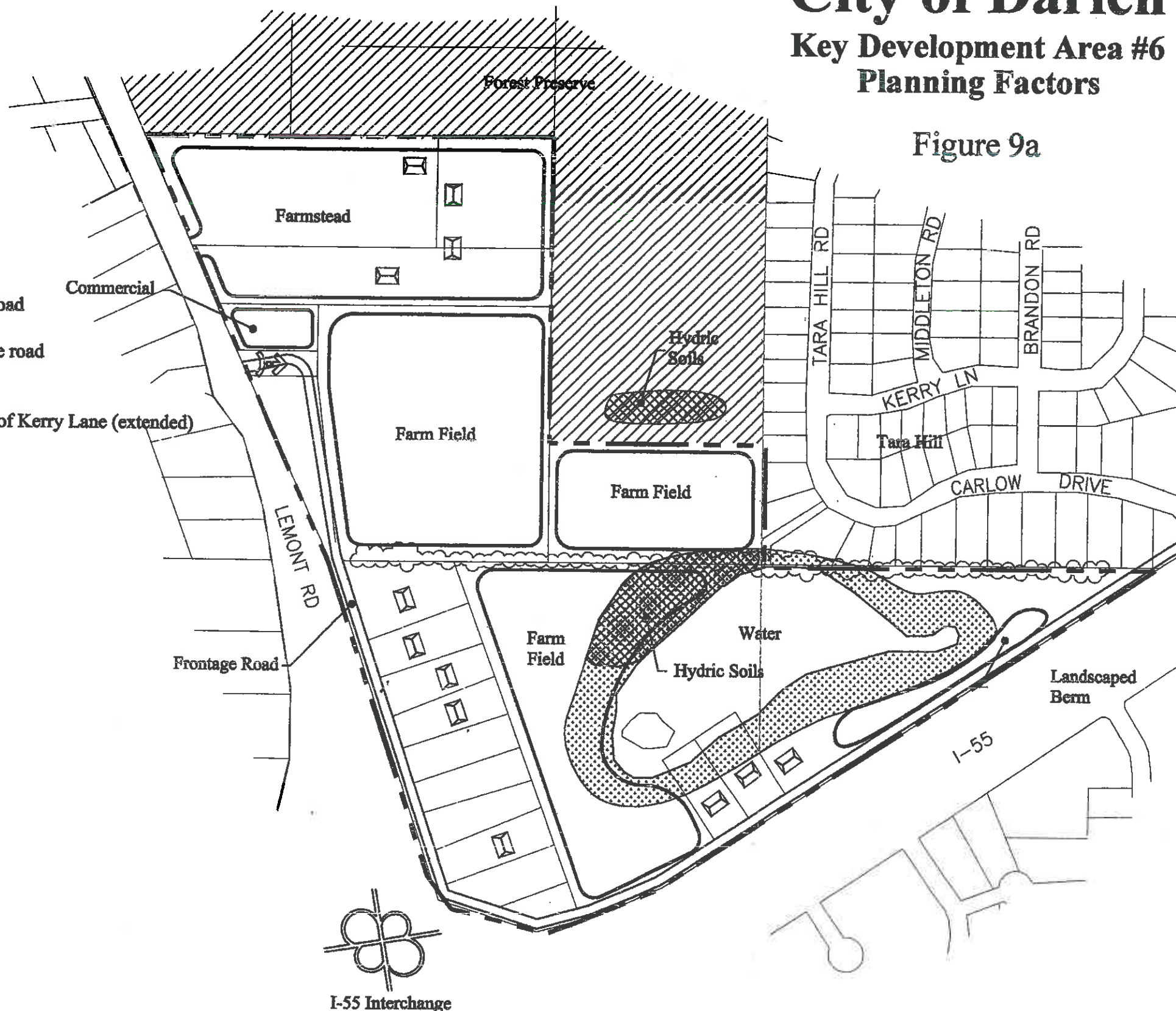
Note:
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City of Darien

Key Development Area #6

Planning Factors

Figure 9a



City of Darien

Key Development Area #6

Concept Plan

Figure 9b

Size: 72.90 Acres
Zoning: R-1 and B-3

Objectives

- Create a mixed use development that:
- Increases Darien's tax base
 - Capitalizes on the area's proximity to I-55
 - Can be developed in logical phases

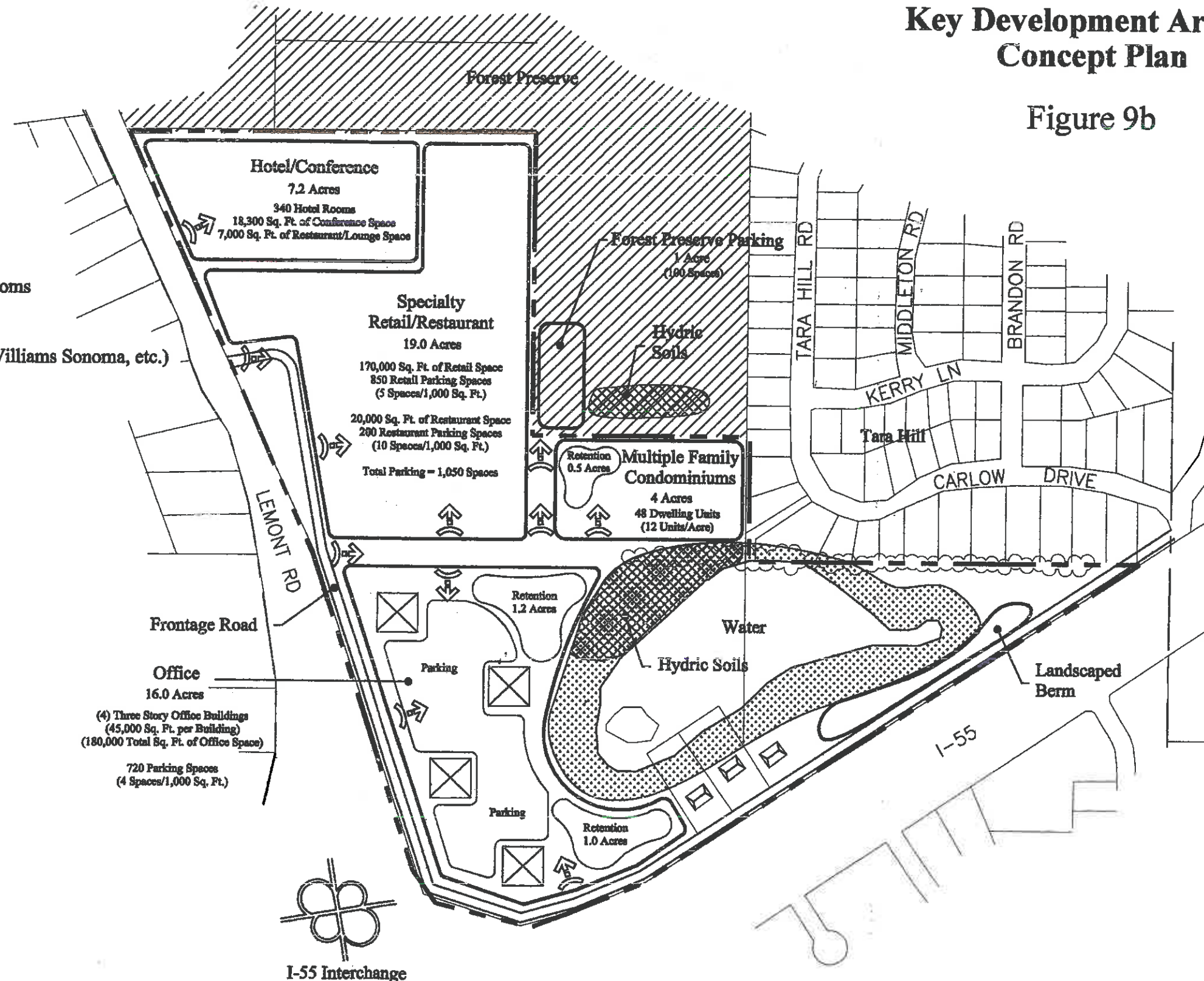
Potential Uses

- Ten to Twelve-Story Hotel/Conference Center
 - 340 rooms
 - 18,300 square feet of conference space/meeting rooms
 - 7,000 square feet of restaurant/lounge
- Specialty Retail/Restaurant
 - 170,000 square feet of speciality retail (i.e. Gap, Williams Sonoma, etc.)
 - 20,000 square feet of restaurant (three restaurants)
 - Outdoor plazas for events
- Multiple-Family Condominiums
 - 48 units/ two- or three- story buildings
 - 12 units per gross acre
 - Enclosed garages (attached and detached)
 - Recreation center/clubhouse
- Office Park
 - Four, three-story office buildings
 - 180,000 square feet of floor area (total)

Legend

-  Forest Preserve
-  Flood Plain
-  Hydric Soils
-  Potential Access
-  Existing Hedgerow/Tree Line
-  Existing Residence

Note:
 The location of existing flood plain is based on mapping prepared by Christopher B. Burke Engineering, Ltd. Boundaries associated with wetlands and hydric soils are approximate, and based on soil survey maps of DuPage County and interpretation from aerial photographs.



Size: 72.90 Acres
Zoning: R-1 and B-3







Objectives

- Create a mixed use development that:
- Increases Darien's tax base
 - Capitalizes on the area's proximity to I-55
 - Can be developed in logical phases

Potential Uses

- Ten to Twelve-Story Hotel/Conference Center
 - 340 rooms
 - 18,300 square feet of conference space/meeting rooms
 - 7,000 square feet of restaurant/lounge
- Speciality Retail/Restaurant
 - 170,000 square feet of speciality retail (i.e. Gap, Williams Sonoma, etc.)
 - 20,000 square feet of restaurant (three restaurants)
 - Outdoor plazas for events
- Multiple-Family Condominiums
 - 54 units/ two- or three- story buildings
 - 12 units per gross acre
 - Enclosed garages (attached and detached)
 - Recreation center/clubhouse
- Office Park
 - Four, three-story office buildings
 - 180,000 square feet of floor area (total)

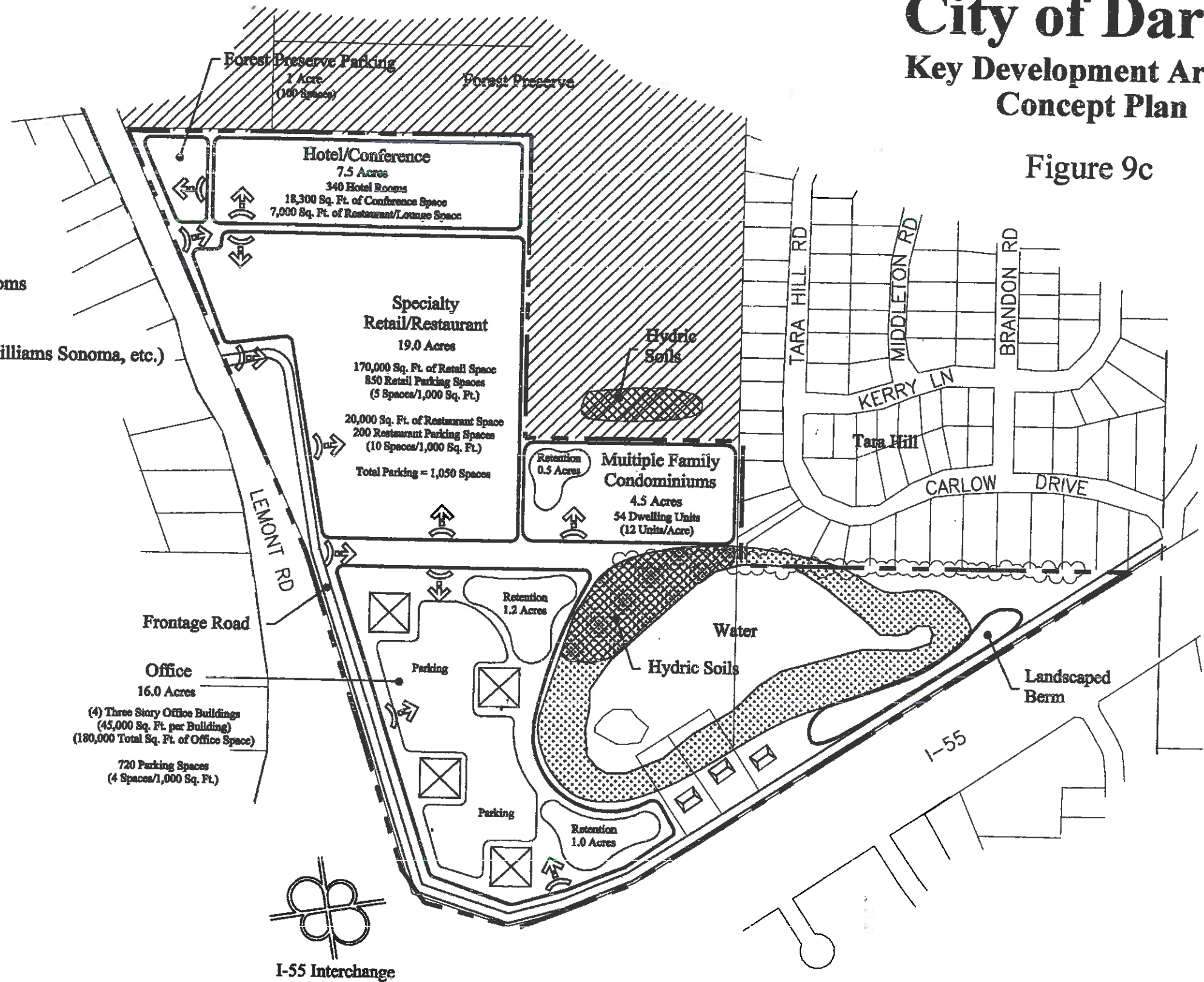
Legend

-  Forest Preserve
-  Flood Plain
-  Hydric Soils
-  Potential Access
-  Existing Hedgerow/Tree Line
-  Existing Residence

Note:
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City of Darien
Key Development Area #6
Concept Plan

Figure 9c



402 West Liberty Drive Wheaton, Illinois 60187
 Ph: 630.688.3788 Fax: 630.688.4125



Date: August 2001
 Page: 58

well as, those planned for south of Interstate 55, by providing meeting spaces, lodging and restaurants with convenient access to I- 55 and I-355. A 10 to 12-story facility is envisioned for the area.

A specialty retail/restaurant center is planned for the middle portion of the site, which will serve the office, hotel, and residential components of the key development area. The retail center will also attract residents of Darien and surrounding communities, due to the planned uses and accessibility from Interstate 55. Also, multiple-family condominiums are planned for the eastern portion of the site to provide a transition between existing single-family homes to the east, and to support planned commercial uses. Residential units should be two-three stories in height, with a density not to exceed 12 units per acre.

Implementation/Design Guidelines:

1. Work with the DuPage County Division of Transportation to:
 - Define logical points of access into the property;
 - Identify transportation improvements that will be required along Lemont Road and the existing frontage road to serve planned development, based on projected trip generation and traffic; and
 - Determine logical locations for signalization.
2. Cooperate with the DuPage County Forest Preserve District in order to provide parking and access to the forest preserve property as shown on the concept plans (Figures 9b and 9c).
3. Create a logical street network that includes a collector road, with landscaped boulevard, throughout the area that provides access to individual use areas.
4. Prepare a developer prospectus that can be used to market the mix of uses in this property. Include:
 - Identification of properties that are currently “for sale”;
 - A concept site and phasing plan;
 - Demographics that support the development proposals;
 - Design standards;
 - Infrastructure that exists to serve planned land uses;
 - A description of the City’s zoning and site plan review process; and
 - Financial incentives that may be considered by Darien to implement the plan.
5. Create a unified, campus-style atmosphere for all buildings in this development:
 - Require new buildings to be of the same architectural style and character. This will unify all land uses within the entire development, and create an identity for this area unique to Darien;
 - Require buildings to be constructed predominantly of brick, which is durable and requires minimal maintenance;
 - Discourage the use of brightly colored materials or surfaces;

- Install thematic lighting along public rights-of-way and in parking lots. Encourage the display of colorful banners from these poles;
 - Landscape public rights-of-way with shade trees spaced 30 feet on center;
 - Highlight entrances to each development area with landscaping and masonry monument signs that will identify individual land uses;
 - Install high-branched shade trees and low-growing shrubs or perennials in parking lot islands. Require such islands to be installed at a ratio of one per each 30 parking spaces; and
 - Develop guidelines for signs to ensure that they are compatible in size, color, and shape with the building design of each development.
6. Require condominium buildings to be constructed primarily of masonry materials. Where siding is proposed, require cedar or an acceptable cedar substitute (such as Hardiplank).
 7. Require landscape screening between adjacent residential and non-residential uses that consists of a minimum 50-foot bermed, bufferyard, planted with a mix of evergreen, deciduous, ornamental trees and shrubs.
 8. Promote the introduction of 40-foot or more landscaped perimeter yards, with three- to four-foot tall berms along Lemont Road. Berms should be planted with a combination of deciduous, ornamental, and evergreen trees and shrubs to provide seasonal color and interest, screen views of parked cars, and create a distinctive entry to the key development area.
 9. Require a 50-foot building setback adjacent to Forest Preserve property in order to allow fire access and additional green space separation.
 10. Require five-foot wide sidewalks to be constructed along both sides of future street rights-of-way in order to provide access between planned uses for this area.
 11. Reduce visual clutter by limiting the number of signs within each development area:
 - Encourage the consolidation of business identification on monument signs in the office park; and
 - Limit the number of signs requested for individual retail commercial businesses to one wall-mounted sign, rather than individual monument signs.
 12. Encourage pedestrian spaces, such as small plazas with shelters, benches, and tables for gathering, and provide a pathway network linking such spaces throughout the park.
 13. Divide parking areas into smaller lots, separated by buildings, walkways, and landscaping, to reduce the visual impact of these areas and encourage shared parking between different uses.
 14. Screen all roof-mounted mechanical equipment on all facades that are visible to the public, by the design of the roof structure or extension of the parapet walls.
 15. Screen all outdoor storage and service areas from public view with berms, walls,

fences, or landscaping, in order to achieve a year-round opacity of 75 percent.

16. Place trash inside the building, or enclose trash receptacles and compactors with masonry walls designed to match the primary building. Such enclosures should be equal to or taller than the tallest trash bin proposed for use.
17. Require existing billboards on the property be removed as a condition of approving new development at this key development area.
18. Prepare a development handbook specifically regulating design standards for this key development area and require developers to conform to its standards.

Key Development Area #7, Senior Housing

Location:

Southwest corner of Lemont Road and 87th Street.

Estimated Size:

23.0 Acres.

Existing Conditions:

The site currently contains older, single-family homes on large lots with individual access drives. A nursery/ yard ornament business is located at the northeast corner of the key development area. The site is conveniently located at the signalized intersection of Lemont Road and 87th Street, with excellent visibility and access. Environmental features are prominent on a large portion of the site, including wetlands, hydric soils, and a mature stand of trees (see Figure 10a). The Oldfield

Oaks Forest Preserve is located directly east of the site.

Proposed Land Use:

Senior housing, both assisted and independent living

Policy Statement:

It is recognized that there is a lack of senior housing in the community, which may require many seniors to relocate outside of Darien. Therefore, this key area should be developed as senior housing in order to serve the community's aging population and allow senior residents to remain in Darien (see Figure 10b).

New senior housing development should include single-story duplexes for independent living and a multiple-story complex that has both independent and assisted care facilities. Aesthetically styled buildings that are heavily landscaped with community open spaces, or greens would create a neighborhood feel and provide an attractive gateway into the western quadrant of the City. Development at this location will benefit from proximity to future commercial uses near the intersection of Plainfield and Lemont Roads and also at the Oldfield Triangle property.

Implementation/Design Guidelines:

1. Provide full access to the senior housing development from 87th Street and Lemont Road.
2. Encourage public transportation to service new development at this location.
3. Establish a landscaped buffer along 87th Street and Lemont Road to separate residential uses from arterial

Size: 23.00 Acres
Zoning: R-1

City of Darien

Key Development Area #7

Planning Factors

Adjacent Land Uses

- North: Single Family residential and commercial
- South: Large lot residential
- East: Forest preserve
- West: Institutional (Lutheran Child and Family Services)

Characteristics

- Intersection of Lemont Road and 87th Street is signalized
- High visibility and good access from 87th Street (opposite Meadow Lane)
- Developed with single-family homes on large lots with individual access drives
- Nursery/yard ornament business occupies northeast corner of sub area
- 600 foot depth of parcels allows retail development
- Wetlands and hydric soils appear to occupy much of this sub area
- Trees extend from southwest corner of site and continue northeast along edge of wetland soils, marking developed from undeveloped portions of sub area

Potential Uses

- Convenience retail at northeast corner
- Child care center
- Park
- Institutional (i.e., church)
- Multiple-family townhomes
- Senior Housing

Legend

-  Forest Preserve
-  Wetland
-  Hydric Soils
-  Potential Access
-  Existing Hedgerow/Tree Line
-  Existing Residence

Note:

The location of existing flood plain is based on mapping prepared by Christopher B. Burke Engineering, Ltd. Boundaries associated with wetlands and hydric soils are approximate, and based on soil survey maps of DuPage County and interpretation from aerial photographs.

Figure 10a



City of Darien

Key Development Area #7

Concept Plan

Size: 23.00 Acres
Zoning: R-1

Objectives

- Create a multiple-care senior housing development, including both independent and assisted living facilities

Potential Uses

Senior Housing Development

- Three story, 64,800 square foot assisted and independent living complex
- 35 units of one-story duplexes (independent living)
- Outdoor gardens, activity areas and open space
- Landscape screening along 87th Street and Lemont Road

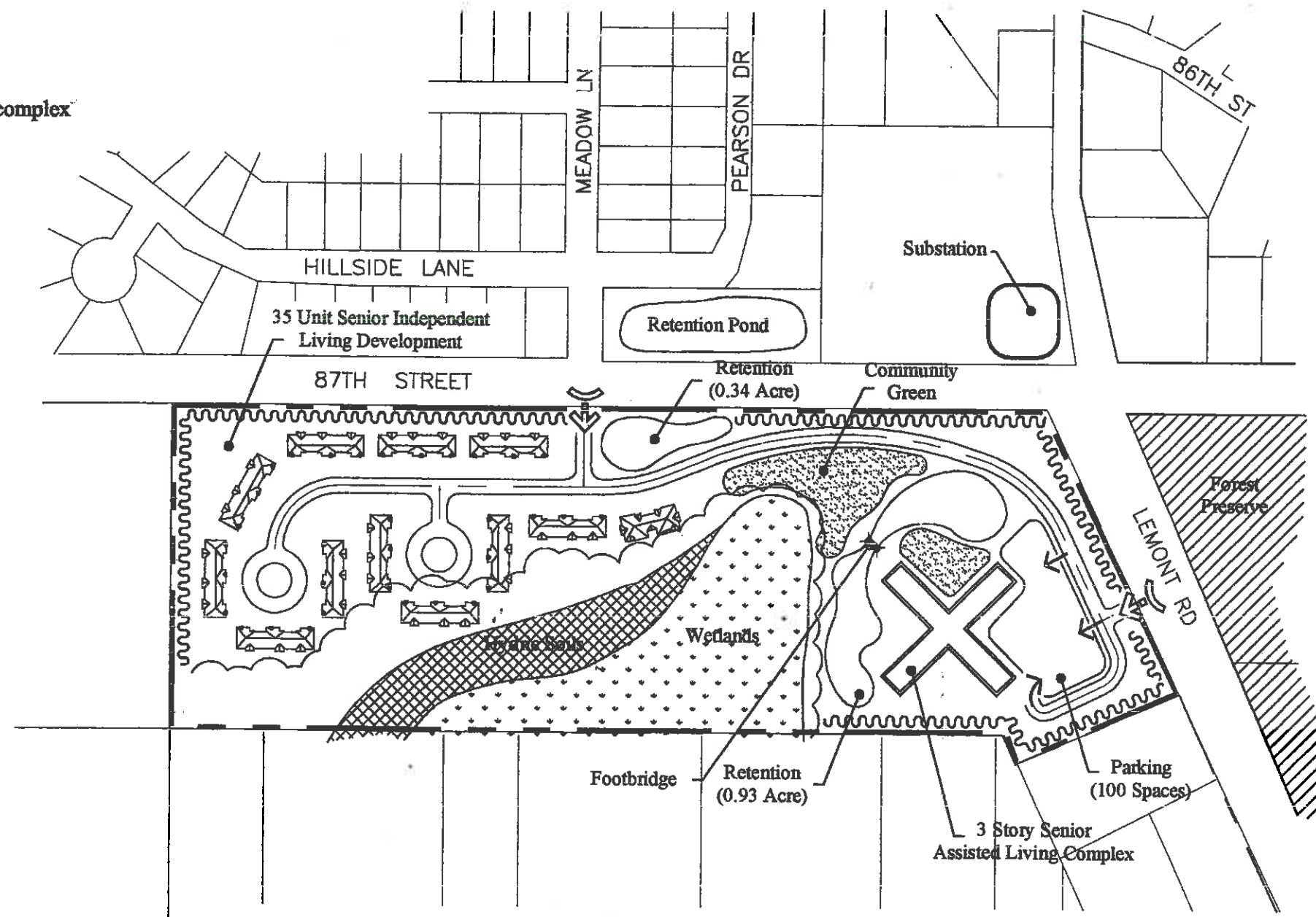
Figure 10b

Legend

-  Forest Preserve
-  Wetland
-  Hydric Soils
-  Potential Access
-  Existing Hedgerow/Tree Line
-  3 Unit Building
-  2 Unit Building
-  Proposed Landscape Buffer

Note:

The location of existing flood plain is based on mapping prepared by Christopher B. Burke Engineering, Ltd. Boundaries associated with wetlands and hydric soils are approximate, and based on soil survey maps of DuPage County and interpretation from aerial photographs.



- roadways and to create an attractive streetscape.
4. Limit the height of a multiple-story residential building to three stories, not to exceed 40 feet.
 5. Require residential buildings to be constructed primarily of masonry. Where siding is proposed as an accent, require cedar or a cedar substitute (such as Hardiplank).
 6. Require foundation plantings and interior parking lot landscaping to break up building facades and expanses of pavement associated with off-street parking.
 7. Preserve existing mature trees, wetlands, and other natural features where possible by integrating them as a focal point into new development and also maintaining them as a buffer between single family homes to the south and planned senior housing.
 8. Encourage the development of a community green space, including pedestrian spaces, such as small plazas with shelters, benches, and tables for gathering and socializing, and leisure activity areas, such as bocci ball and shuffleboard, etc.
 9. Screen all roof-mounted mechanical equipment on all facades that are visible to the public, by the design of the roof structure or extension of the parapet walls.
 10. Screen all service areas from the public view with berms, walls, fences, or landscaping, in order to achieve a year-round opacity of 75 percent.
 11. Place trash inside the building or enclose trash receptacles and compactors with masonry walls designed to match the primary building. Such enclosures should be equal to or taller than the tallest trash bin proposed for use.




City of Darien

Location of Non-Key Development Areas

Figure 12



Legend

-  Non-Key Development Areas
-  Darien Municipal Boundary
-  Adjacent Municipal Boundaries

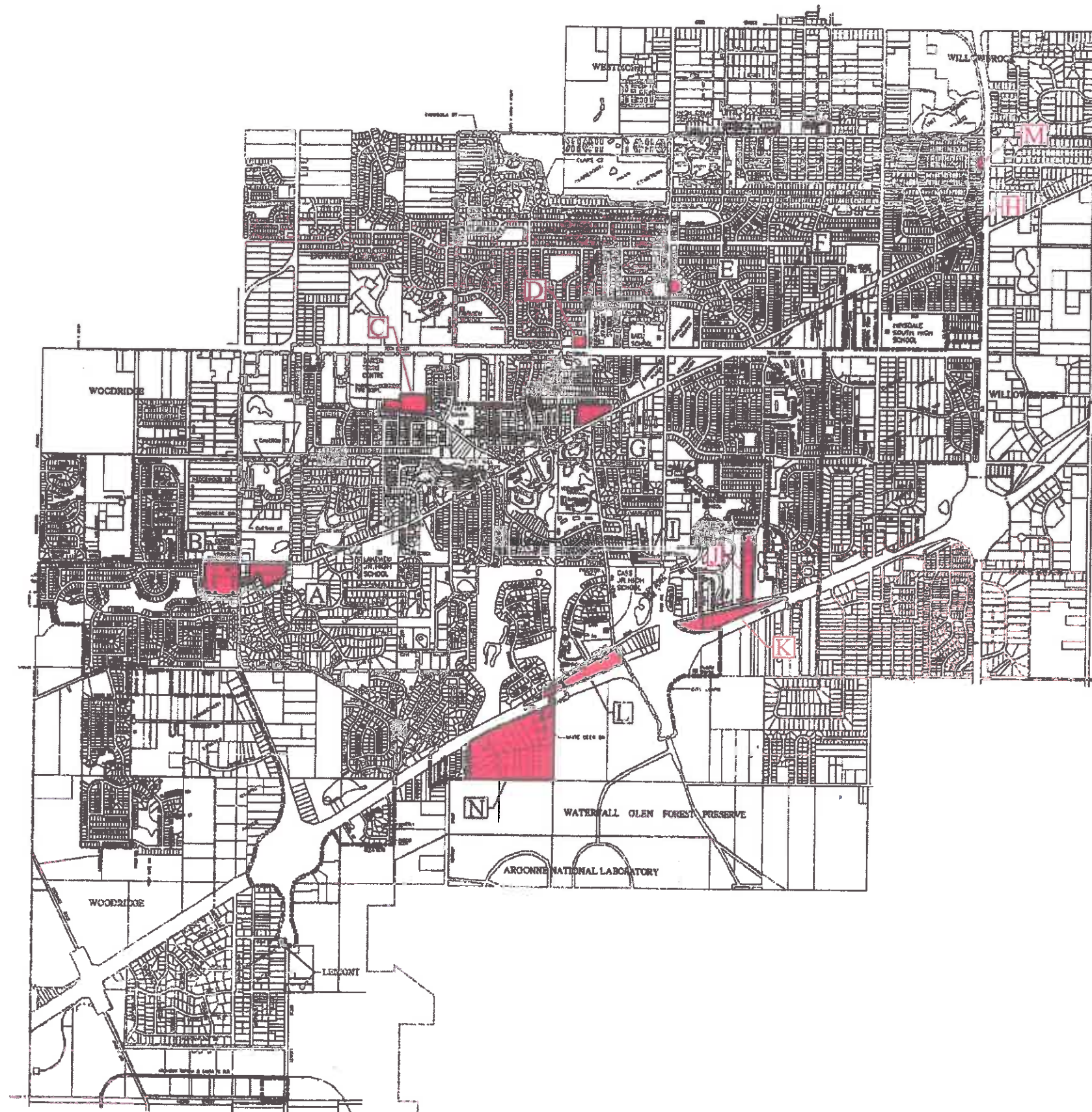


Figure 12 shows those areas where recommendations for land uses were made, but not called out as key development areas. These changes are presented in Table 10,

below. The policy statements included in this table are intended to provide a guide for development, as new proposals are presented to the City of Darien for consideration.

Table 10
Non Key Development Areas
Recommended and Existing Land Uses as of 2006

| Area ID | Existing Zoning | Existing Land Use | 2001 Plan Designation | Policy Statement |
|---------|---|------------------------|--------------------------|---|
| A | R-3, Darien | Multi-family residence | Medium-density residence | Since the adoption of this Plan in 2002, these parcels have been assembled into one lot and multi-family residential building has been constructed for independent, affordable, senior housing, Myers Commons Senior Housing. |
| B | B-2, Darien | Commercial, office | Commercial, Office | Since the adoption of this Plan in 2002, this property has been redeveloped into a mixed use commercial/retail and office center. |
| C | R-2, Darien Unincorporated DuPage County | Vacant | Low-density residential | Future land uses should be low-density residential, following a similar character and density of surrounding neighborhoods. It is recognized that this property is heavily wooded and contains many mature trees. Therefore, new development should preserve existing mature trees and other natural features. |
| D | B-1, Darien | Vacant | Office | This property should be developed with office uses. Office development would be more compatible with surrounding residences than retail, since offices are less active (and often closed) during the evening and on weekends when residents are home. Landscape screening should be provided as a buffer between residential and office uses. Restrictions should be placed on parking lot lighting, regulating glare, spillage, and hours of illumination. |

| Area ID | Existing Zoning | Existing Land Use | 2001 Plan Designation | Policy Statement |
|---------|-----------------|-------------------------------------|--------------------------|--|
| E | R-2, Darien | Single-family residence | Low-density residential | Since the adoption of this Plan in 2002, this site has been redeveloped into a single-family residential subdivision following the character and density of the surrounding neighborhood. |
| F | R-1, Darien | Darien Park District Admin. Offices | Low-density residential | If this property is sold by the Park District, future land uses should be single-family homes, following a similar character and density of surrounding neighborhoods. |
| G | O, Darien | Office | Office | Since the adoption of this Plan in 2002, the western portion of this area has been redeveloped with offices, comprising of 3, one-story office buildings. The remaining parcels to the east of the office buildings remain residential. As these parcels become available for redevelopment, they should be assembled to create a unified office development. Parcel assembly and the construction of office buildings, rather than converting existing single-family homes to office use, are key to the future redevelopment of this area. Landscape screening should be provided as a buffer between residential and office uses. Restrictions should be placed on parking lot lighting, regulating glare, spillage, and hours of illumination. Cross-access should be encouraged between adjacent properties, thereby limiting the number of curb cuts on Plainfield Road. |
| H | R-2, Darien | Marion Hills School | Low-density residential | Future land uses should be low-density residential, following a similar character and density of surrounding neighborhoods. |
| I | R-3, Darien | Multi-family residence | Medium-density residence | Since the adoption of this Plan in 2002, this property has been redeveloped with townhomes (single-family attached dwelling units). |

| Area ID | Existing Zoning | Existing Land Use | 2001 Plan Designation | Policy Statement |
|---------|--|--|----------------------------|--|
| J | Unincorporated DuPage County | Large lot, single-family residences | Medium-density residential | This property should be redeveloped with medium density residential uses, following the existing land use pattern of the Hidden Lakes Planned Development. It is recognized that this property contains many environmental features, including mature trees and wetlands. Environmental features should be preserved where possible, and new development should be integrated into the existing landscape. |
| K | R-1, Darien ORI, Darien Unincorporated DuPage County | Commercial Residences Storage facility Vacant parcels | Office | These properties should be assembled to create a unified office development. Buildings should have a residential design and scale. Landscape screening should be provided as a buffer between residential and office uses. Restrictions should be placed on parking lot lighting, regulating glare, spillage, and hours of illumination. Cross-access should be encouraged between adjacent properties, thereby limiting the number of curb cuts on Frontage Road. |
| L | R-1, Darien O, Darien Unincorporated DuPage County | Single-family residences Society of the Little Flower office Old Route 66 gas station building | Office | These properties should be assembled to create a unified office development. Buildings should have a residential design and scale. Landscape screening should be provided as a buffer between residential and office uses. Restrictions should be placed on parking lot lighting, regulating glare, spillage, and hours of illumination. Cross-access should be encouraged between adjacent properties, thereby limiting the number of curb cuts on Frontage Road. |
| M | R-2, Darien | Single-family residences | Commercial | Following the land use pattern established to the north and south along Route 83 in the area, the remaining residential properties should be assembled for one commercial development. Cross-access should be encouraged between adjacent properties, thereby limiting the number of curb cuts on Route 83. |
| N | Unincorporated DuPage County | Large lot, single-family residences New estate residential | Low-density residential | Future land uses should maintain the low-density residential character of the area. It is recognized that the area contains many large, mature trees. Therefore, new development should preserve existing trees and other natural features where possible. |