

Notice of Special Meeting

Please take notice that the Planning and Zoning Commission of the City of Darien has schedule a special meeting to be held on Thursday, June 26, 2014, at 7:00 PM, in the City Council Chambers at City Hall, 1702 Plainfield Road, Darien, Illinois. Agenda is as follows:

1. **Call to Order**
2. **Roll Call**
3. **Establish a Quorum**
4. **Public Hearing: PZC 2014-04: Darien Pointe, 7517-7533 Cass Avenue:**
Petitioner seeks approval of a plat of subdivision and the following special uses and variations for a retail development:
 - a. Section 5A-8-3-4: Special use approval for 4 drive-thru facilities.
 - b. Section 5A-8-3-4: Special use approval to permit eating establishments as a right.
 - c. Section 5A-11-5: Variation to reduce the required vehicle stacking spaces for drive-thru facilities from 20 to 6.
 - d. Section 5A-8-3-8: Variation to reduce required parking setbacks:
 1. Front yard from 30 feet to 2 feet.
 2. Interior side yard from 20 feet to zero feet.
 3. Rear yard from 30 feet to 3.6 feet.
 - e. Section 5A-11-3(B)(1)(c): Variation to reduce the required distance a driveway is from the rear lot line that is adjacent to a residential property from 30 feet to 16 feet.
 - f. Section 5A-10-6(D): Variation to reduce the required intermediate landscape islands from 5 to zero.
 - g. Section 5A-10-5 and 5A-10-6: Variation to eliminate the required perimeter yard and parking lot landscaping.
 - h. Section 5A-10-7: Variation to eliminate the required 10-foot wide building foundation landscape strip.
 - i. Section 5A-8-3-8(B)(1)(c): Variation to eliminate the required screening fence along the rear lot line.
 - j. Section 5A-8-3-9: Variation to exceed the maximum permitted lot coverage of 75 percent for buildings and all impervious surfaces.
5. **Adjournment**

This notice is given pursuant to Chapter 5, Section 120/2.02 of the Illinois Compiled Statues (5 ILCS 120/2.01).

JoAnne E. Ragona
City Clerk
June 19, 2014

AGENDA MEMO
PLANNING AND ZONING COMMISSION
MEETING DATE: June 26, 2014

Issue Statement

PZC 2014-04: Darien Pointe, 7517-7533 Cass Avenue: Petitioner seeks approval of a plat of subdivision and the following special use and variations for a retail development:

1. Section 5A-8-3-4: Special use approval for 4 drive-thru facilities.
2. Section 5A-8-3-4: Special use approval to permit eating establishments as a right.
3. Section 5A-11-5: Variation to reduce the required vehicle stacking spaces for drive-thru facilities from 20 to 6.
4. Section 5A-8-3-8: Variation to reduce required parking setbacks:
 - a. Front yard from 30 feet to 2 feet.
 - b. Interior side yard from 20 feet to zero feet.
 - c. Rear yard from 30 feet to 3.6 feet.
5. Section 5A-11-3(B)(1)(c): Variation to reduce the required distance a driveway is from the rear lot line that is adjacent to a residential property from 30 feet to 16 feet.
6. Section 5A-10-6(D): Variation to reduce the required intermediate landscape islands from 5 to zero.
7. Section 5A-10-5 and 5A-10-6: Variation to eliminate the required perimeter yard and parking lot landscaping.
8. Section 5A-10-7: Variation to eliminate the required 10-foot wide building foundation landscape strip.
9. Section 5A-8-3-8(B)(1)(c): Variation to eliminate the required screening fence along the rear lot line.
10. Section 5A-8-3-9: Variation to exceed the maximum permitted lot coverage of 75 percent for buildings and all impervious surfaces.

General Information

Petitioner/

Property Owner:

City of Darien
1702 Plainfield Road
Darien, IL 60561

Property Location:

7517-7533 Cass Avenue
Heritage Plaza and former BP Amoco site

PIN:

09-27-300-002; -003; -013

Existing Zoning:

B-2 Community Shopping Center Business District

Existing Land Use:

Retail shopping center, vacant land

Proposed Zoning: B-2 Community Shopping Center Business District

Proposed Land Use: Retail

Comprehensive Plan Update: Commercial

Surrounding Zoning and Land Use:

North: B-2 Community Shopping Center Business District: Chase Bank (under construction)

East: R-3 Multi-Family Residential: Colonial Manner apartments

South: R-2 Single-Family Residential: single-family homes

West: B-2 Community Shopping Center Business District: Brookhaven Plaza

Size of Property: 1.69 acres

Floodplain: None

Natural Features: None

Transportation: Frontage and access from Cass Avenue and Plainfield Road

History: None

Documents Submitted

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

Planning Overview/Discussion

The subject property is located on the east side of Cass Avenue, north of Plainfield Road. Currently, the property contains the Heritage Plaza shopping center and a vacant lot, the former BP/Amoco service station. The proposed plan includes two retail buildings, potential for 4-drive-thru facilities and a small park at the southwest corner of the property.

The north building is 7,000 square feet, the south building is 7,400 square feet.

Given the size, particularly the depth of the property at 175 feet, several variations are required, noted above. The current and proposed layout of the property is similar, in terms of building location, lot coverage, parking layout, parking setbacks and available areas for landscaping. A portion of the property is required to be capped, completely covered, due to environmental issues

from the dry cleaners.

The petition includes special use for eating establishments and 4 drive-thru facilities at the ends of each building, as a right for the development.

The Zoning Ordinance requires 20 stacking spaces for a drive-thru, 6 are provided for each drive-thru.

For the driveway entrance off of Plainfield Road, the required setback from the east lot line is reduced from 30 feet to 16 feet in order for the driveway entrance to be located as far away from the Cass Avenue/Plainfield Road intersection as possible.

The plan includes property from the east to provide adequate parking for the development. The plat of subdivision incorporates the additional property.

Exterior materials include: face brick, cast stone, fiberglass column wrap, aluminum store front windows/door. Trash enclosures are brick.

The landscape plan includes the park area at the southwest corner of the property as well as planters located elsewhere on the retail portion of the development.

The City plans to sell the retail portion of the property, retaining ownership of the park.

Staff Findings/Recommendations

Staff does not object to the proposed variations given the size and shape of the property. Staff recommends the Planning and Zoning Commission make the following motion recommending approval of the petition:

Based upon the submitted petition and the information presented, the request associated with PZC 2014-04 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission recommend to the City Council approval of the petition.

Decision Mode

Planning and Zoning Commission: June 26, 2014