

CITY OF DARIEN
PLANNING AND ZONING COMMISSION

Wednesday, May 15, 2024

7:00 PM

City Hall Council Chambers

1702 Plainfield Road

AGENDA

- 1) Call to Order
- 2) Roll Call
- 3) Regular Meeting – New Business
 - a. **PZC2024-03 (PAGE 8)**
7226 Clarendon Hills Rd/401 Plainfield Rd – Indian Prairie Public Library
Petitioner requests variation from Sections 4-3-7(A)(11), 4-3-7(C)(4), and 4-3-10(A) of the Sign Code. The petition specifically requests to allow for the installation of electronic message board signs. Property is located in the R-2 Single Family Residence District.
 - b. **PZC2024-04 (PAGE 25)**
9004 Darien Woods Court – Jack Calo
Petitioner requests variation from Section 5A-5-8 of the Zoning Regulations. The petition specifically requests to allow a fence to be erected and maintained within a corner side yard at a height of 8 feet, which exceeds the maximum permitted height of 6 feet. Property is located in the R-2 Single Family Residence District.
 - c. **PZC2024-05 (PAGE 36)**
2551 75TH Street – Dr. Steven Tharp
Involves a petition from Dr. Steven Tharp requesting the following:
 1. Zoning Text Amendment to Section 5A-8-2-4 of the Zoning Ordinance listing “dental office or clinic” as a special use within the Neighborhood Convenience Shopping District (B-1); and
 2. Special use approval for a dental office or clinic within the Neighborhood Convenience Shopping District (B-1).
- 4) Regular Meeting – Old Business (NONE)
- 5) Staff Updates & Correspondence

- 6) Approval of Minutes April 3, 2024
- 7) Next Meeting June 5, 2024
- 8) Public Comments [On Any Topic Related to Planning and Zoning]
- 9) Adjournment

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

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

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

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

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

Regular Meeting – New Business

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

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

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

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

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

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

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

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

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

Chairperson Mallers opened the conversation to any questions from Commissioners.

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

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

Chairperson Mallers opened the discussion to public comment.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

There was no further conversation pertaining to the proposed petition.

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

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

Upon roll call vote the MOTION CARRIED 5-0.

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

Staff Updates & Correspondence

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

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

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

There was some conversation regarding the training.

Approval of Minutes

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

Upon roll call vote the MOTION CARRIED 5-0.

Next Meeting

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

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

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

Adjournment

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

Respectfully Submitted:

Approved:

X

Jessica Plzak
Secretary

X

Lou Mallers
Chairperson

AGENDA MEMO
PLANNING AND ZONING COMMISSION
MAY 15, 2024

CASE

PZC2024-03

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

ISSUE STATEMENT

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

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

GENERAL INFORMATION

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

PETITIONER DOCUMENTS (ATTACHED TO MEMO)

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

CITY STAFF DOCUMENTS (ATTACHED TO MEMO)

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

PLANNING OVERVIEW/DISCUSSION

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

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

Site Plan Review & Findings of Fact

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

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

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

Section 4-3-2 of the Sign Code provides the general intent of the code. It is adopted for the following purposes:

- 1. To promote and protect the public health, safety, comfort, morals, convenience, and general welfare of the residents of the City.*
- 2. To enhance the physical appearance of the City by preserving the scenic and natural beauty of the area.*
- 3. To promote the safety and recreational value of public travel.*
- 4. To protect the public investment in streets and highways by reducing sign or advertising distractions that may increase traffic accidents.*
- 5. To ensure compatibility of signs with surrounding land uses.*
- 6. To enhance the economy of the City by promoting the reasonable, orderly, and effective display of outdoor advertising.*
- 7. To protect the pedestrians and motorists within the City from damage or injury caused by distractions, obstructions, and hazards created by a proliferation of off-site advertising signs.*

8. *To prevent the proliferation of off-site advertising signs which distract from the development of the City in an aesthetically pleasing manner.*
9. *To preserve the character of the City which is a single-family residential community by assuring the compatibility of signs with the surrounding land uses.*

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

1. Messages will be held for at least 60 seconds.
2. Messages will change all at once.
3. Messages may display multiple colors.
4. Illumination will maintain a constant light intensity or brightness.
5. Illumination brightness will comply with the Sign Code.
6. Illuminated signage may only be utilized during operating hours and 30 minutes prior to opening and 30 minutes after closing.
7. The electronic message board portion of the sign is limited to approximately 22 square feet per side.

Other/Historical Approval References

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

DECISION MODE

The Planning and Zoning Commission will consider this item at its meeting on May 15, 2024.

MEETING SCHEDULE

Planning and Zoning Commission	May 15, 2024
Municipal Services Committee	May 28, 2024
City Council	June 3, 2024

CITY OF DARIEN, ILLINOIS, Community Development Department

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

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

PETITIONER INFORMATION

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

SAME as Petitioner

Owner's Name

Contact Name

Kristen Lawson

Address, City, State, Zip Code

Address, City, State, Zip Code

401 Plainfield Rd., Darien, IL 60561

Phone #

Phone #

(630)887-8760

Email

Fax #

kristenl@ippl.info

Email

RECEIVED
MAR 01 2024
Community Development
City of Darien

PROPERTY INFORMATION

401 Plainfield Rd., Darien, IL 60561

Property address

Acreage

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

PIN(s)

Zoning

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

REQUEST

Brief description of the request(s):

Variation

Simple Variation

Special Use

Rezoning

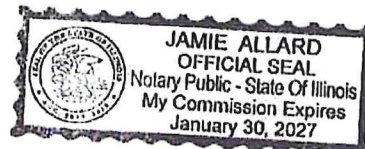
Requesting variance to sign code to allow
intallation of new LED display on existing
monuments.

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

[Signature]
Signature

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

[Signature]
Notary Public





401 Plainfield Road | Darien, Illinois 60561-4207

T 630/887-8760 F 630/887-1018 ippl.info

2/28/2024

Village of Darien

Attn: Jordan Yanke

RE: Indian Prairie Public Library Sign Variance Request

Justification Narrative

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

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

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

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

Board of Trustees

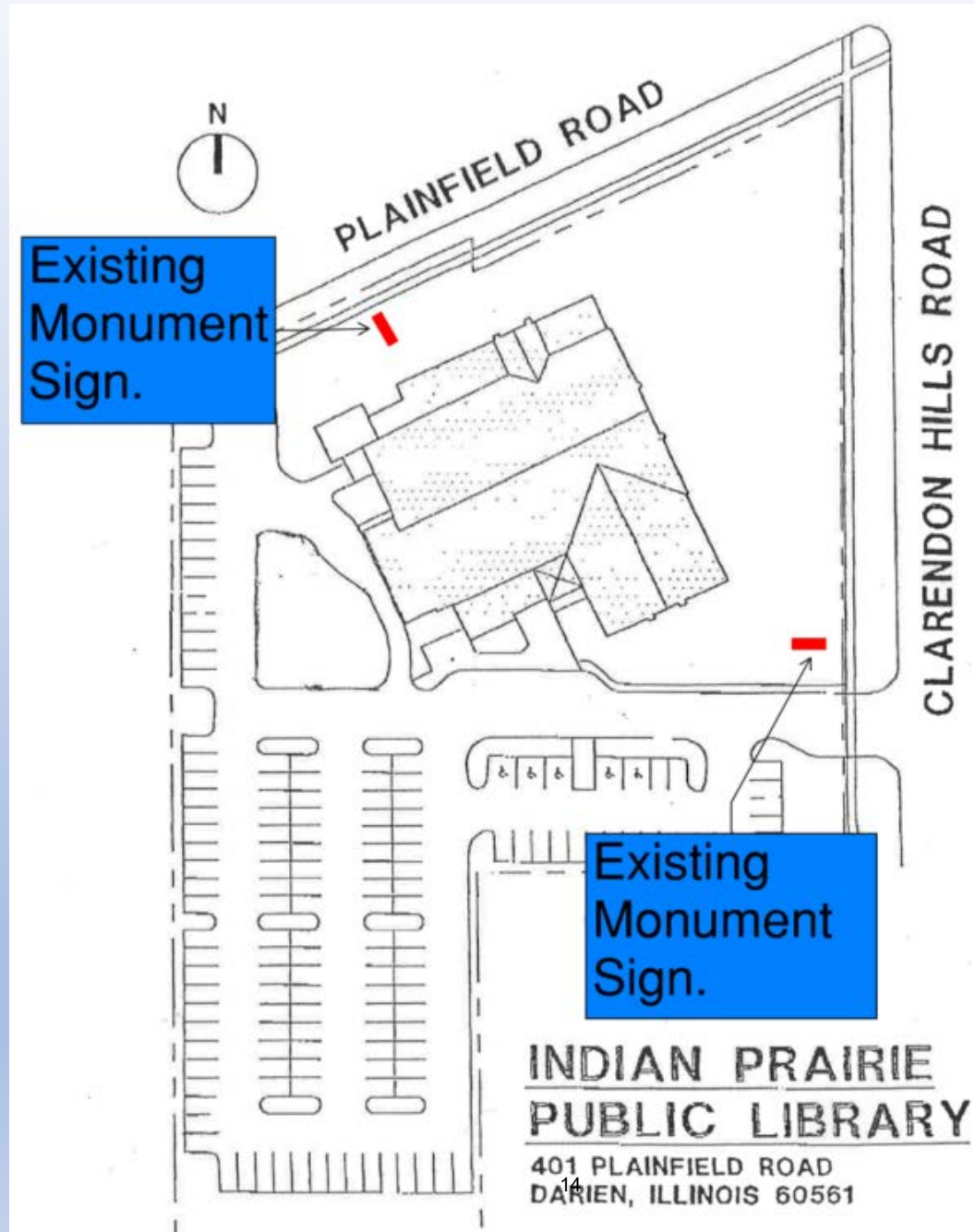
Victoria Suriano /President Donald Damon /Vice President Themis Raftis/Treasurer Marian Krupicka /Secretary

Stacy Palmisano/Trustee Sri Rao /Trustee¹² Christina Rodriguez /Trustee Laura Birmingham /Library Executive Director



Indian Prairie
Public Library
Proposed
Changes to
Monument Signs

Site Plan



Proposed Monument Sign Changes

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



LED Sign Characteristics

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



Eastbound Plainfield Road

Existing



Proposed



Westbound Plainfield Road

Existing



Proposed



Southbound Clarendon Hills Road

Existing



Proposed



Northbound Clarendon Hills Road

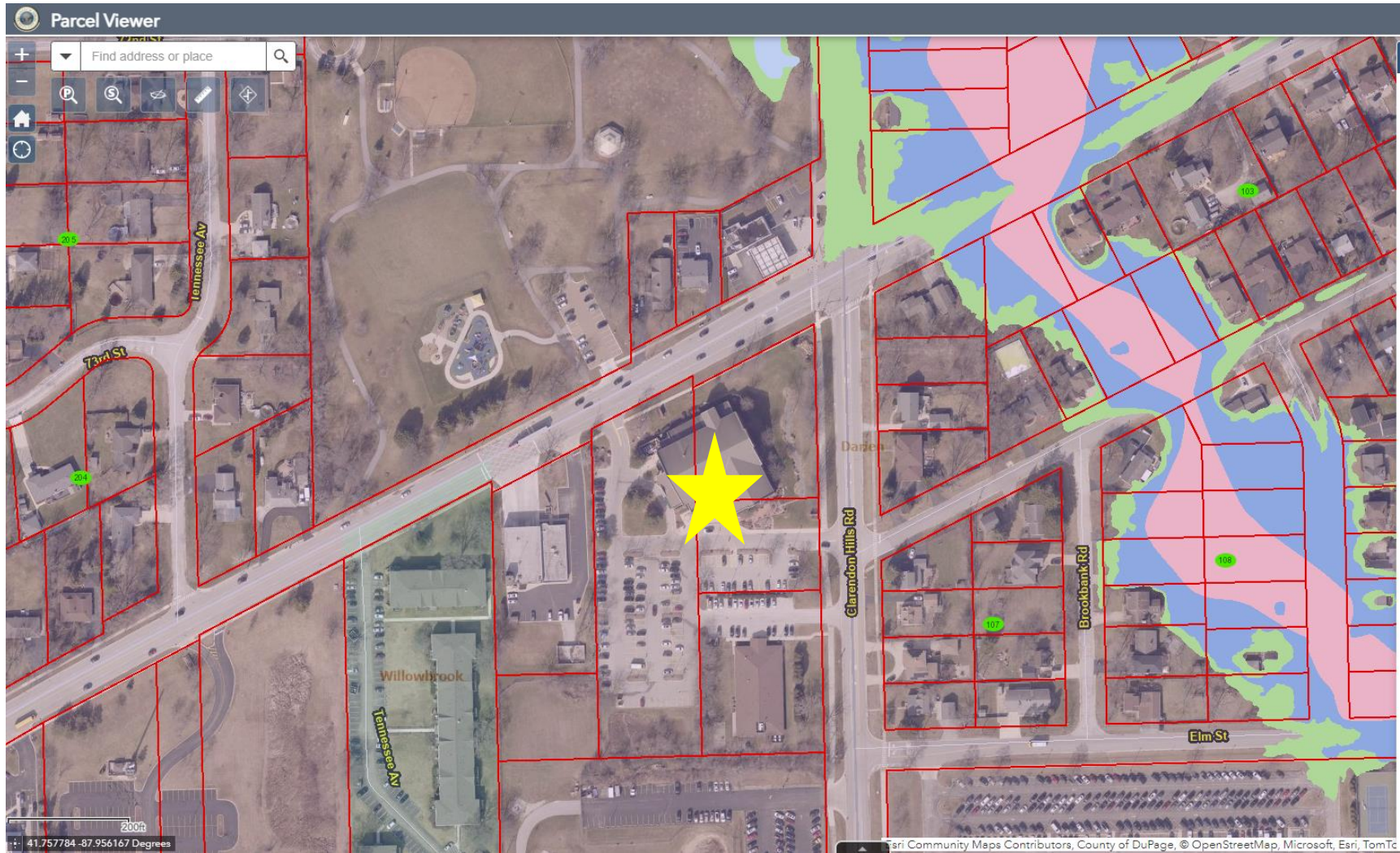
Existing

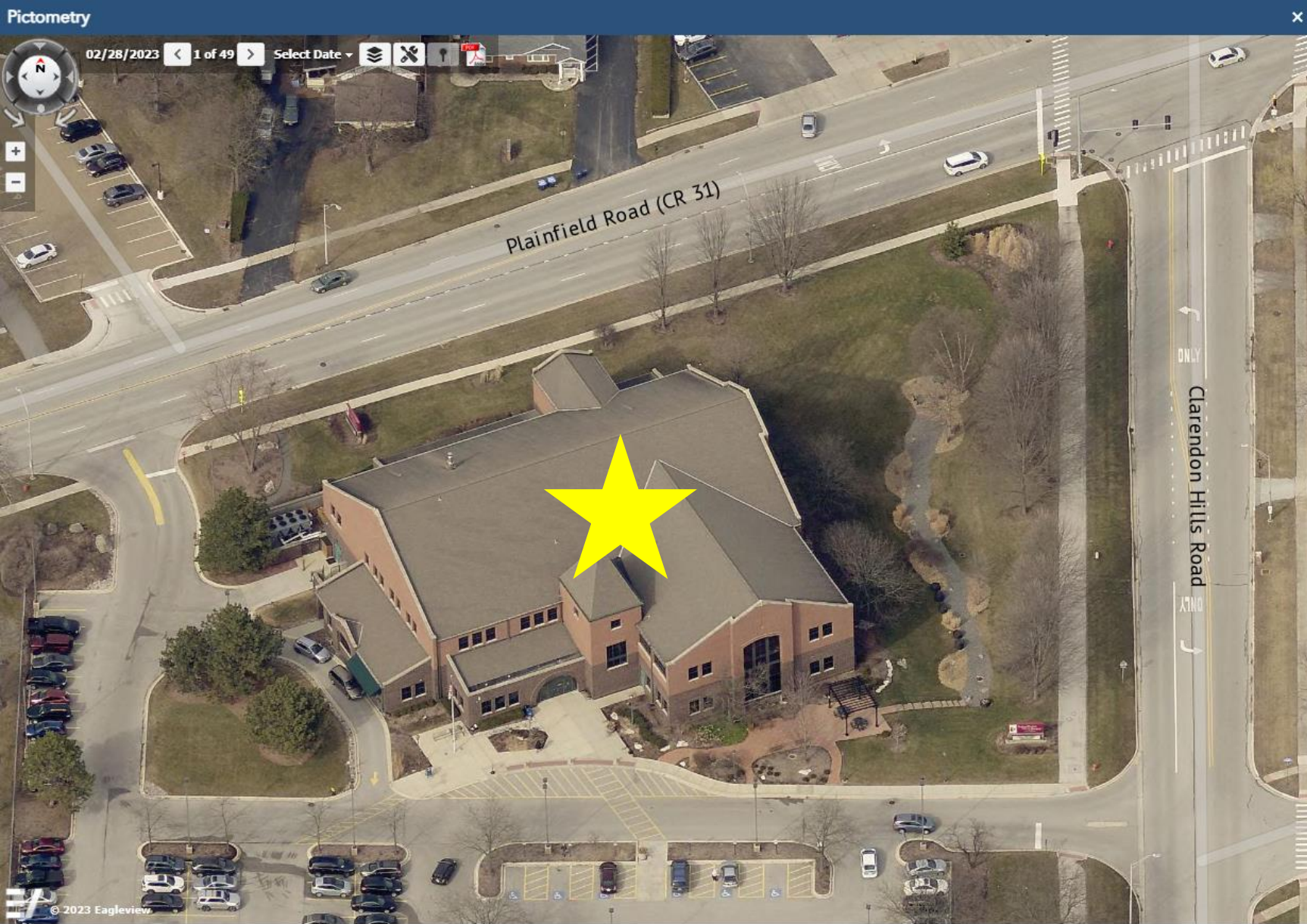


Proposed



ATTACHMENT (4): LOCATION MAP & AERIAL IMAGE





ATTACHMENT (5): SITE PHOTOS





AGENDA MEMO
PLANNING AND ZONING COMMISSION
MAY 15, 2024

CASE

PZC2024-04

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

ISSUE STATEMENT

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

GENERAL INFORMATION

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

PETITIONER DOCUMENTS (ATTACHED TO MEMO)

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

CITY STAFF DOCUMENTS (ATTACHED TO MEMO)

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

PLANNING OVERVIEW/DISCUSSION

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

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

Site Plan Review & Justification Narrative

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

DECISION MODE

The Planning and Zoning Commission will consider this item at its meeting on May 15, 2024.

MEETING SCHEDULE

Planning and Zoning Commission	May 15, 2024
Municipal Services Committee	May 28, 2024
City Council	June 3, 2024



ZONING APPLICATION

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

CONTACT INFORMATION

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

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

RECEIVED
MAR 19 2024
Community Development
City of Darien

PROPERTY INFORMATION

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

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

(Attach additional information per the Submittal Checklist.)

REQUEST

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

SEE ATTACHED LETTER

Karen Calo
Applicant Signature

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

Given under my hand and seal, this 19 day of MARCH 2024.

Diane J. Noverini
Notary Public

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



ATTACHMENT (2): JUSTIFICATION NARRATIVE

City of Darien

Zoning Variation Request

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

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

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

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

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

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

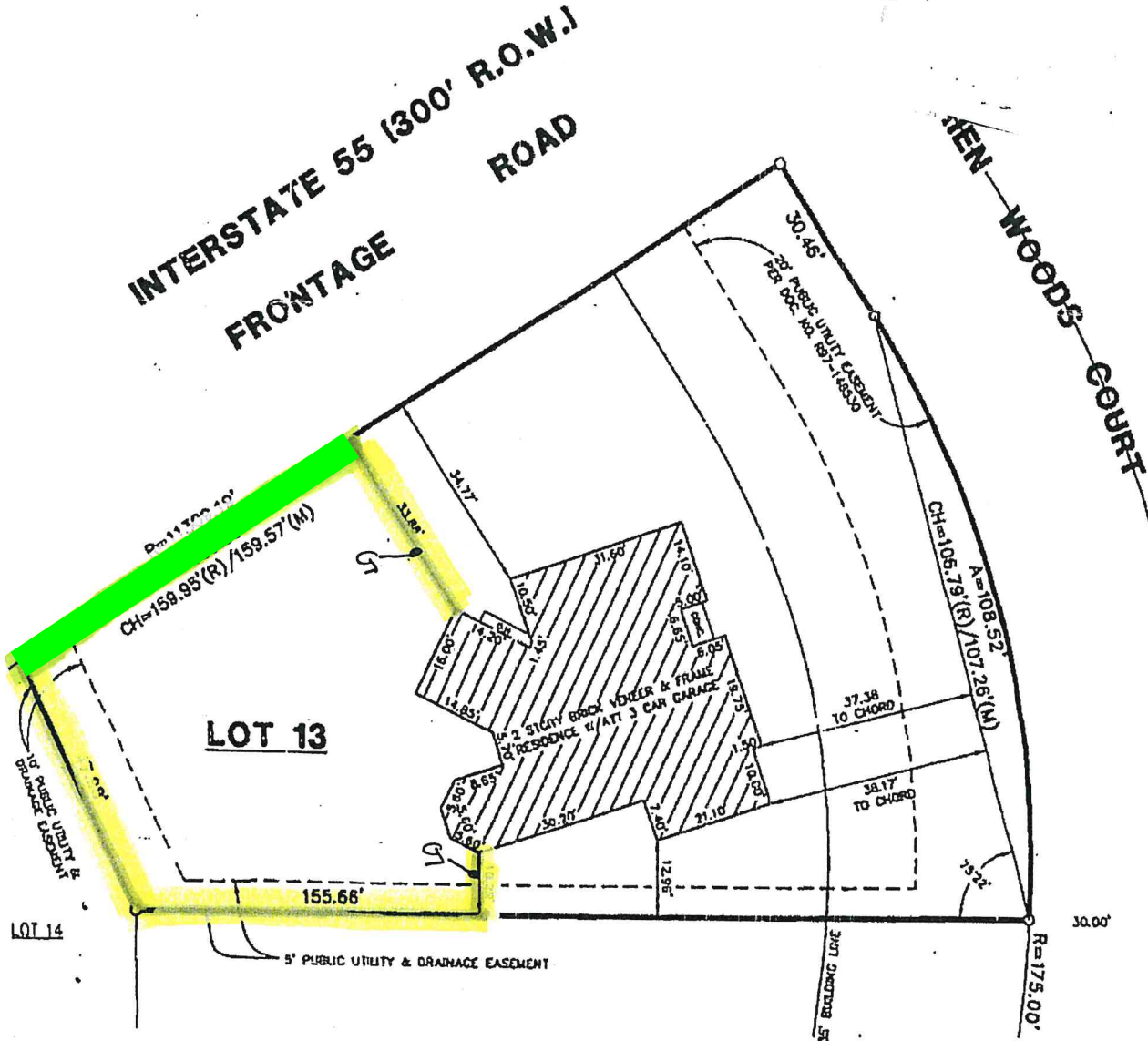
Sincerely,

Jack Calo



PLAT OF SURVEY

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



LOT 13

LOT 14

LOT 12

6'H vinyl
8'H privacy

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



LEGEND

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

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

CERTIFICATION

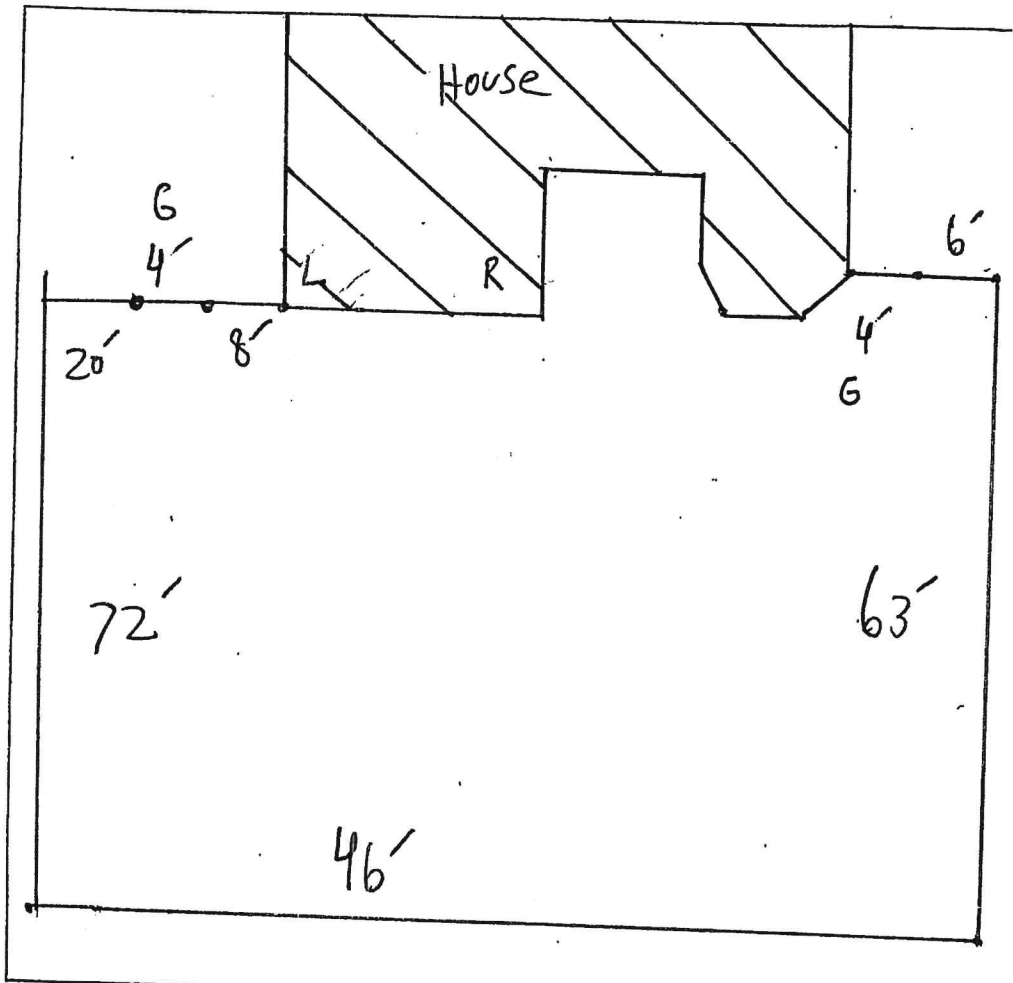
STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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



Scope Of Work By Diamond Fence Corp
2127 N Ginger Circle Palatine, IL 60074
Dario(847)-730-7889
Junior(224)-245-8456
Email:info@diamondfencecorp.com

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



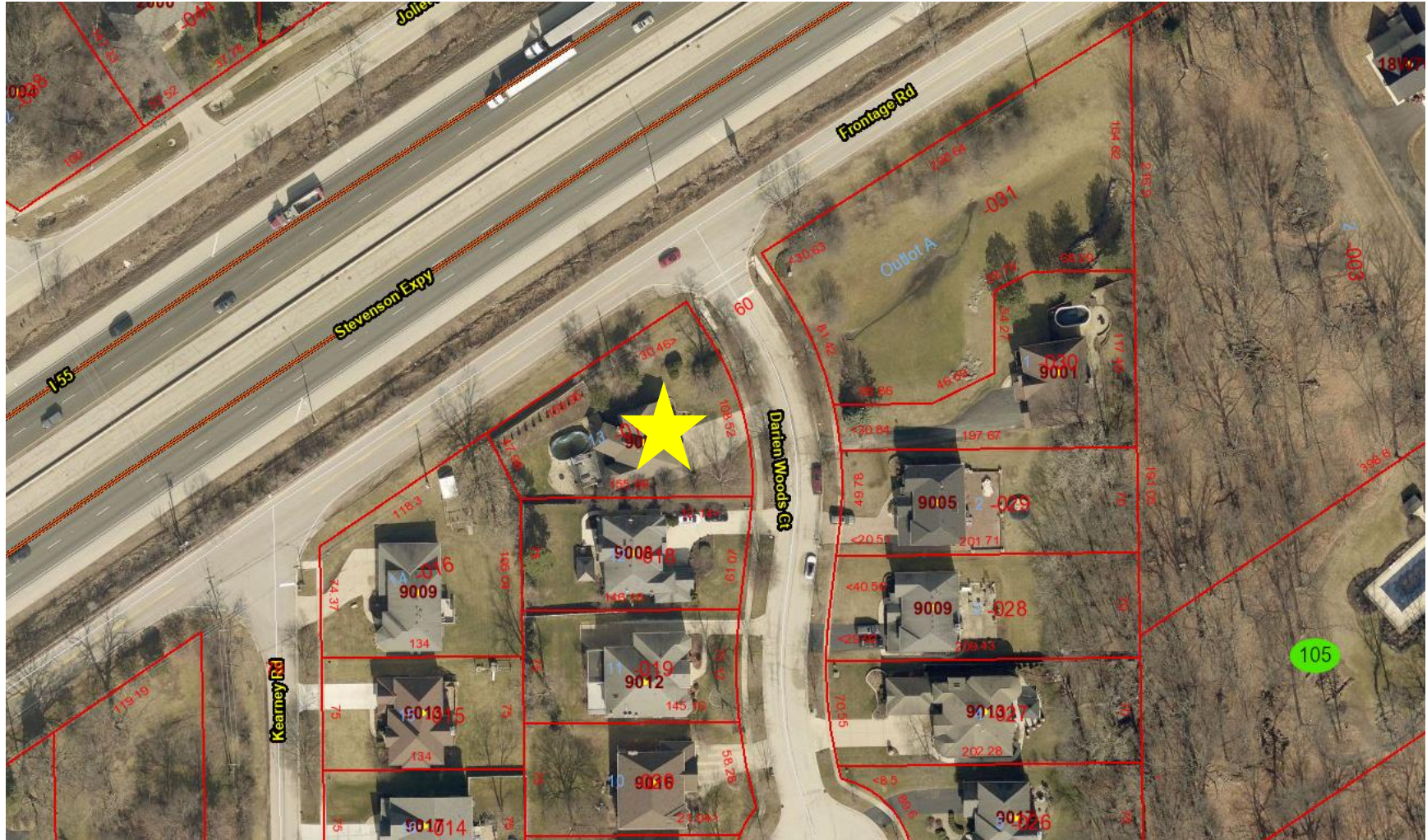
Footage 223'
Height 6' ± 8'
Take down 223' yes
Haul dirt yes

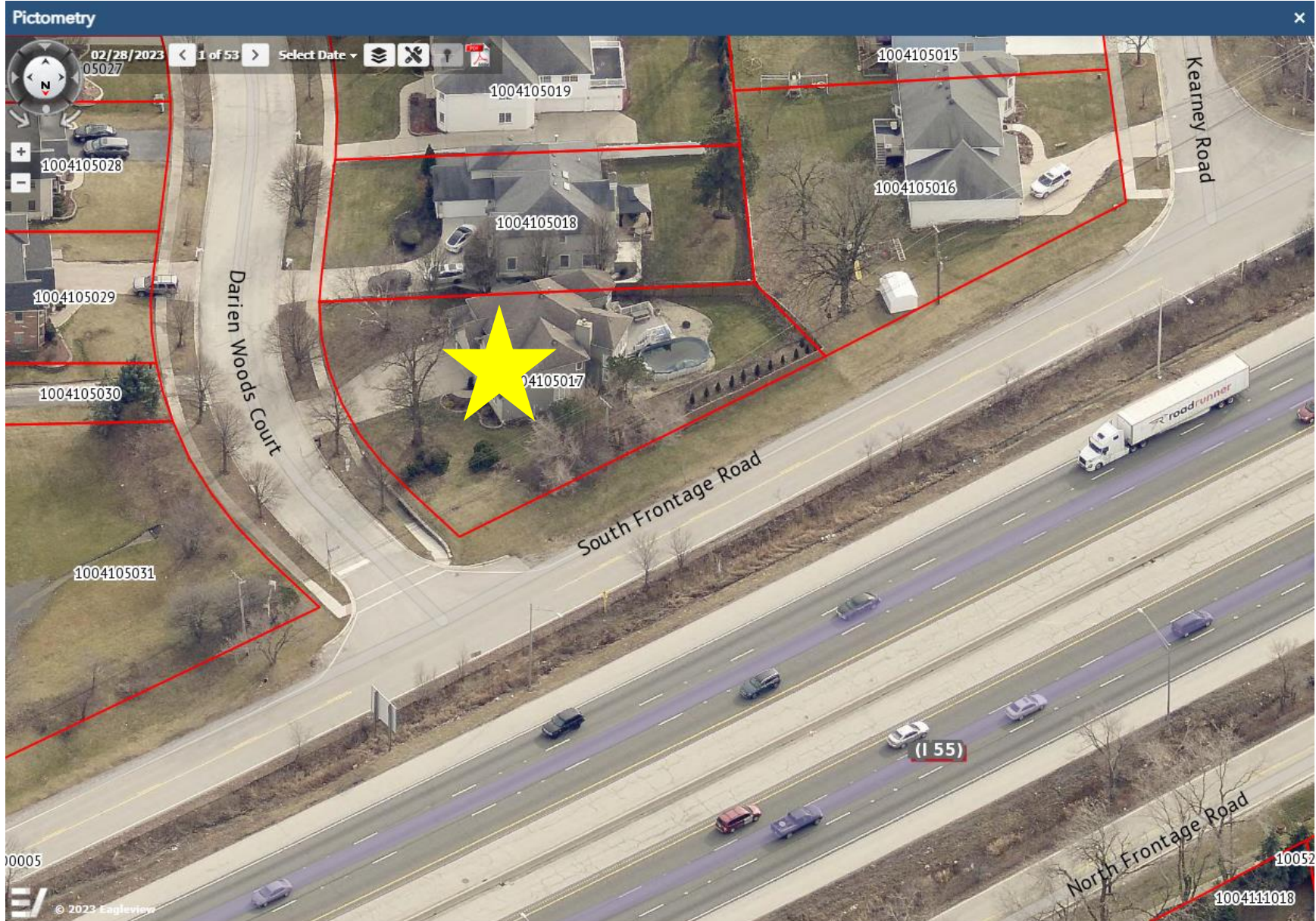
Julie dig # _____

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

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

ATTACHMENT (5): LOCATION MAP & AERIAL IMAGE





ATTACHMENT (6): SITE PHOTOS







AGENDA MEMO
PLANNING AND ZONING COMMISSION
MAY 15, 2024

CASE

PZC2024-05 Zoning Text Amendment – Dental Office/Clinic
Special Use (2551 75TH Street)

ISSUE STATEMENT

Petitioner (Dr. Steven Tharp) requests the following:

- 1) Zoning Text Amendment to Section 5A-8-2-4 of the Zoning Ordinance listing “dental office or clinic” as a special use within the Neighborhood Convenience Shopping District (B-1); and
- 2) Special use approval for a dental office or clinic within the Neighborhood Convenience Shopping District (B-1).

While the proposed text amendment applies to the zoning ordinance in general, the special use application applies to the subject property at 2551 75TH Street. The property is located within the Neighborhood Convenience Shopping District (B-1).

Applicable Regulations: Zoning Section 5A-8-2, B-1 District Standards

GENERAL INFORMATION

Petitioner:	Dr. Steven Tharp
Property Owner:	Dirlevski LLC
Property Location:	2551 75 TH Street
PIN Number:	09-29-301-001
Existing Zoning:	Neighborhood Convenience Shopping District (B-1)
Existing Land Use:	Logistics Office
Comprehensive Plan:	Commercial/Office (Existing); Commercial/Office (Future)
Surrounding Zoning & Uses	
North:	B2 (Downers Grove); Restaurant and Auto Repair Shop
South:	Single Family Residence District (R-2); Residential
East:	Single Family Residence District (R-2); Residential
West:	Community Shopping Center District (B-2): Restaurant
Size of Property:	0.57 Acres
Floodplain:	N/A
Natural Features:	N/A
Transportation:	The petition site gains access from Main Street.

PETITIONER DOCUMENTS (ATTACHED TO MEMO)

- 1) APPLICATION
- 2) JUSTIFICATION NARRATIVE
- 3) SITE PLAN
- 4) FLOOR PLAN

CITY STAFF DOCUMENTS (ATTACHED TO MEMO)

- 5) NEIGHBORHOOD CONVENIENCE SHOPPING DISTRICT (B-1)**
- 6) LOCATION MAP & AERIAL IMAGE**
- 7) SITE PHOTOS**

PLANNING OVERVIEW/DISCUSSION

The subject property is located at the southeastern corner of 75TH Street and Main Street. It is slightly more than a half-acre in size and is zoned Neighborhood Convenience Shopping District (B-1). The property contains a longstanding office building that has housed several tenants over the years and is currently occupied by a logistics office. The petitioner proposes to occupy approximately half of the existing building to operate a dental office/clinic, while other future tenant(s) would fill the remaining building space as offices.

At this time, the petitioner has proposed adding dental office/clinic as part of the business operation on site. While the proposed activity is limited in nature, the zoning ordinance does not permit any type of dental use within the B-1 District. After being informed of this and having further discussion, the petitioner decided to submit for a text amendment to allow a dental office/clinic within the B-1 District as a special use at the subject location.

The Planning and Zoning Commission is to consider the proposed text amendment and special use in tandem, and is tasked with recommending conditions or edits for the zoning text amendment and special use if deemed appropriate. Note there are no variations requested as part of this application.

Site Plan Review & Findings of Fact

City staff has reviewed the submittal documents and staff does not have review comments outside of requesting input from the Commission regarding items above. The project involves almost no physical site work and the existing character of the site would remain the same.

Additionally, the petitioner submitted a Justification Narrative detailing the request. The narrative is attached to this memo. Included as follows are the standards for amendments and the special use criteria that the Planning and Zoning Commission is to consider for recommending on the case.

Standards for Amendments:

The Plan Commission shall consider the following factors and other pertinent factors in developing a recommendation for the City Council:

- 1. Existing uses of property within the general area of the property in question, and the resulting character of the general area;*
- 2. The zoning classifications of property within the general area of the property in question;*
- 3. The suitability of the property in question to the uses permitted under the existing zoning classification including consideration of the length of time the property has been vacant as zoned;*
- 4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classifications and the impact*

- to surrounding property likely to result from the proposed use;*
- 5. *The reduction in value of the subject property resulting from the particular zoning restriction as compared to the gain to the public if the property remains restricted; and*
- 6. *The policies of all current official plans or plan elements of the City.*

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 May 15, 2024.

MEETING SCHEDULE

Planning and Zoning Commission	May 15, 2024
Municipal Services Committee	May 28, 2024
City Council	June 3, 2024



ZONING APPLICATION

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

CONTACT INFORMATION

Steven C Tharp, DDS

Tome Dirlevski

Applicant's Name

Owner's Name

10 S. 267 Kaye Lane Willowbrook, IL 60527

7517 S. Main St Darien, IL 60561

Address, City, State, Zip Code

Address, City, State, Zip Code

815-712-6521

312-752-8663

Telephone

Telephone

drsteventharp@gmail.com

DIRLEVSKI@GMAIL.COM

Email

Email

PROPERTY INFORMATION

2551 75th St. Darien, IL 60561

0929301001

Property address

PIN Number(s)

B-1

Office Space

Zoning District

Current Land Use(s)

(Attach additional information per the Submittal Checklist.)

RECEIVED APR 24 2024 Community Development City of Darien

REQUEST

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

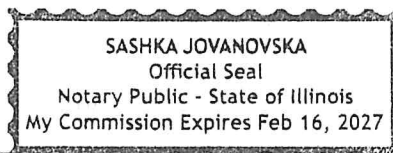
see letter attached

[Signature] Applicant Signature

As Notary Public, in and for DuPage County in Illinois, I do hereby certify that Steven Tharp 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 24 day of April 20 24 Sashka Jovanovska Notary Public

For office use only Date Received: 04/24/2024 Case Number: PZC2024-05 Fee Paid: \$925.00 Hearing Date: 05/15/2024



ATTACHMENT (2): JUSTIFICATION NARRATIVE

My name is Steven Tharp, and I am not only a dentist but also a devoted husband and father of two. With 14 years of experience in dentistry, I take pride in delivering exceptional dental care. I am writing to express my keen interest in establishing a family-owned dental office in Darien. Doing so would not only allow me to serve our community but also afford me the flexibility to be close to my children's school events, which is a priority for me.

Our vision is to create a welcoming and nurturing environment where families can receive top-notch dental care. The plan entails constructing a six-chair office, typically capable of accommodating two dentists and one hygienist. This new facility will boast a modern and attractive design, equipped with state-of-the-art technology like Cone Beam Computed Tomography (CBCT) scan and intraoral scanner. These advancements, available in fewer than 30% of general dentists' offices, significantly enhance patient comfort and precision of treatment compared to traditional setups.

To realize this vision, we are seeking the support of the community in obtaining a text amendment and special use permit. This permit will not alter the essential character of the locality. It will not cause a substantial difficulty, undue hardship, unreasonable burden, or loss of value to the neighboring properties. In fact, the planned minor exterior refresh of the building may increase neighboring property values. Overall it will be a net benefit to the community as quality dental care is always needed. The special use permit is essential for ensuring that our dental office operates in compliance with local regulations and zoning laws.

Thank you for considering our proposal. We eagerly anticipate the opportunity to serve our community and contribute to its health and vibrancy for years to come.

Steven C Tharp, DDS

ATTACHMENT (3): SITE PLAN

PLAT OF SURVEY

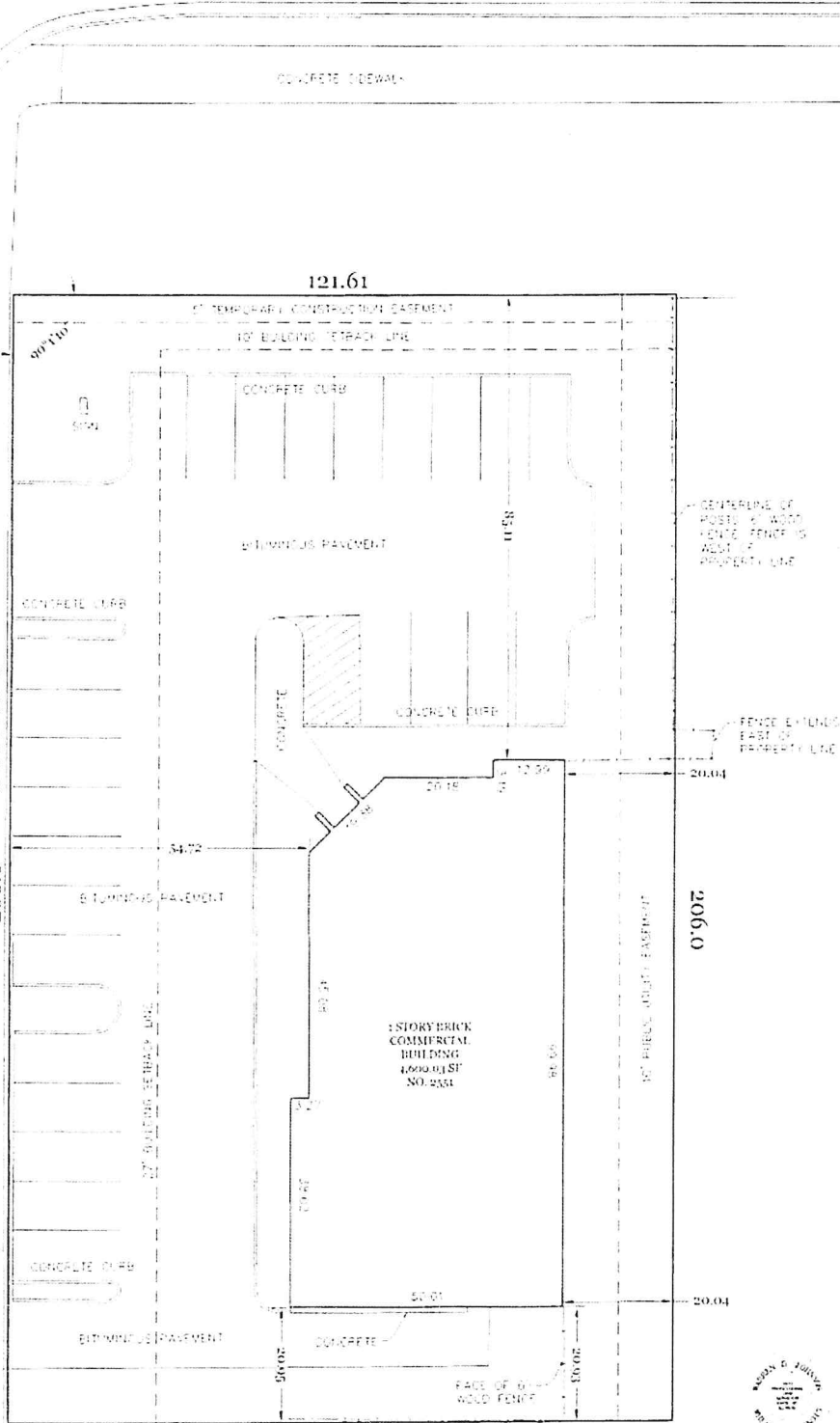
LEGAL DESCRIPTION FOR THE SUNDON STATES, PLING AND SUBDIVISION OF
 TRACT 54 OF DOWNING COUNTY TOWNSHIP SUPERVISORS ANGLEWATER
 PLAT NUMBER 1 OF THE NORTH COURSE OF THE NORTHWEST 1/4 OF
 THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 14 EAST
 OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID
 SURVEY AS SET FORTH AND MARKED BY AN INSTRUMENT BEARING IN
 RECORD BOOK 225, PAGES 68

ADJACENT TO THE SOUTHWEST CORNER OF SECTION
 20



75TH STREET

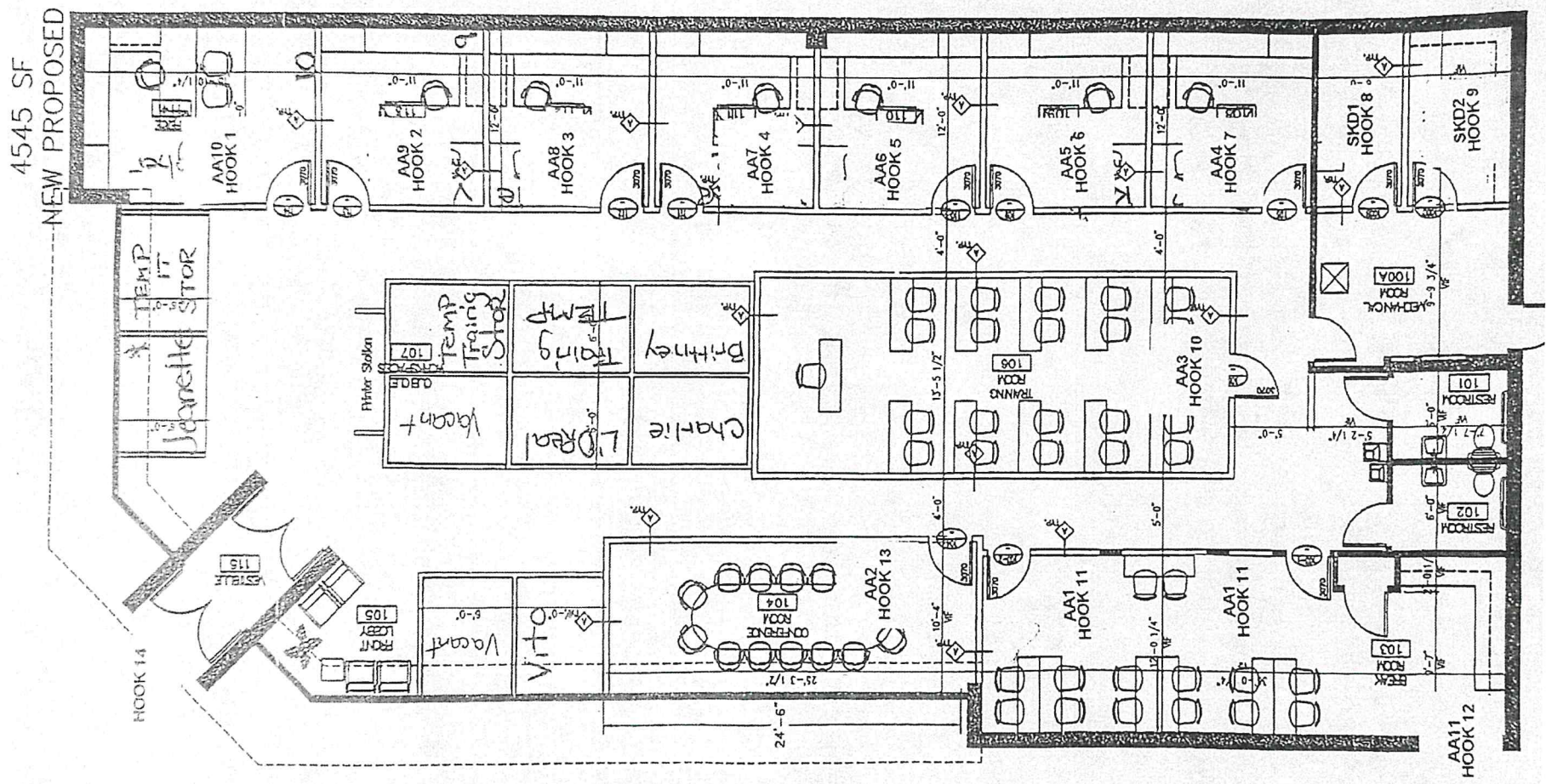
MAIN STREET



DJA
 11/15/11
 11/15/11

THESE DIMENSIONS REPRESENT THE DISTANCE BETWEEN THE CENTER
 OF THE CURVE AND THE POINT OF TANGENCY OF THE CURVE TO THE
 ADJACENT STRAIGHT LINE. THE DISTANCE BETWEEN THE CENTER
 OF THE CURVE AND THE POINT OF TANGENCY OF THE CURVE TO THE
 ADJACENT STRAIGHT LINE IS 11.18 FEET.

Existing



4545 SF

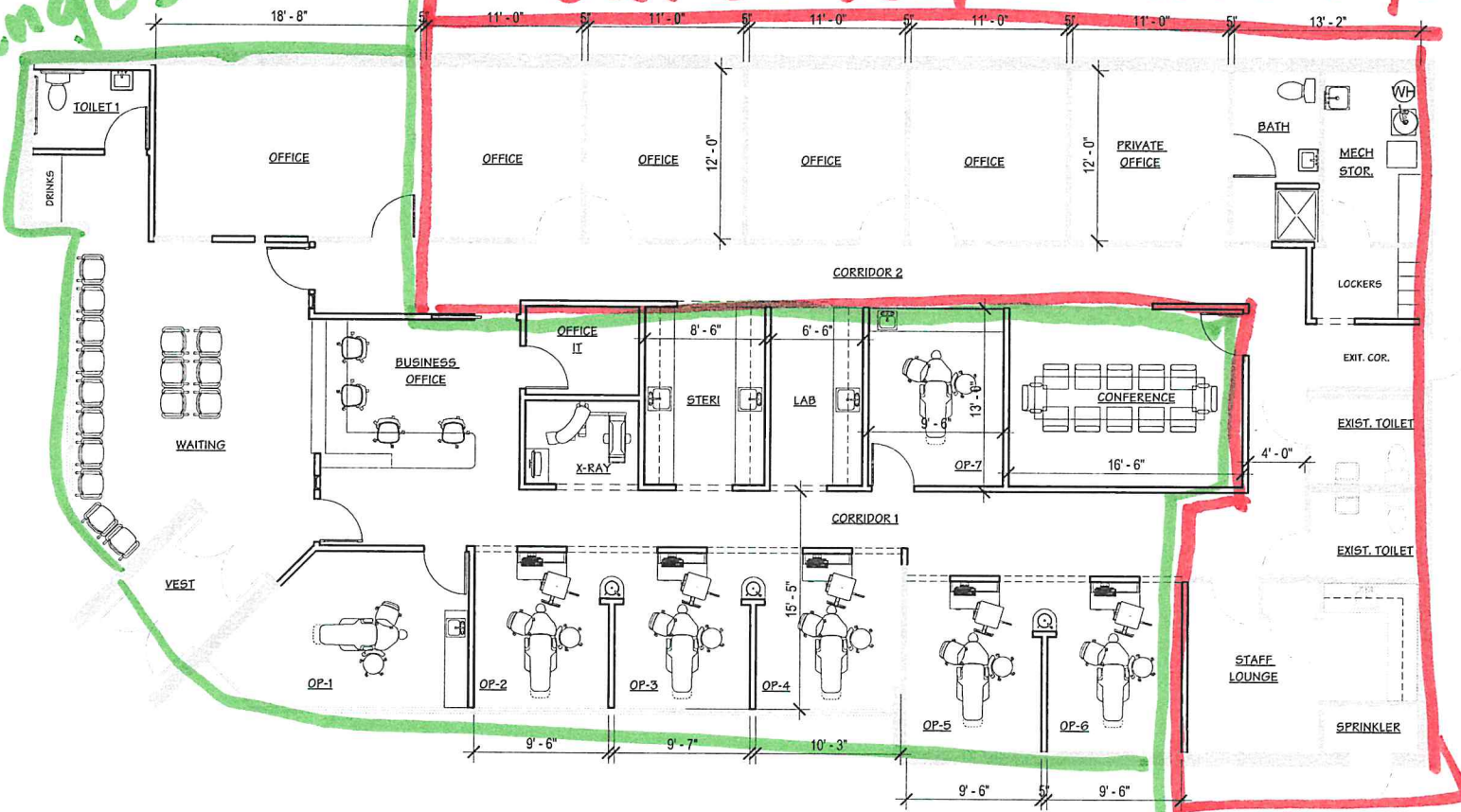
NEW PROPOSED

HOOK 17
DISPENSERS

HOOK 16
ALARM PANEL

Proposed Changes

Out of Scope - No Changes Planned



5A-8-2: B-1 NEIGHBORHOOD CONVENIENCE SHOPPING DISTRICT:

5A-8-2-1: INTENT:

The B-1 Neighborhood Convenience Shopping District is intended to provide convenience shopping for persons residing in adjacent residential areas, and to permit such uses as are necessary to satisfy those basic shopping needs which occur daily or frequently and so require shopping facilities in, relative proximity to places of residence.

No B-1 District shall be established by any new regulation unless the proposed new district area, by itself or in conjunction with any contiguous territory which either lies within the City and is already zoned B-1 or which lies within an adjacent municipality and is in a similar zoning classification, is at least forty thousand (40,000) square feet. (Ord. 0-03-00, 4-3-2000)

5A-8-2-2: SITE PLAN APPROVAL:

To ensure that the details of development of commercial areas for authorized uses will be such that the operation of the use will not offend the public interest, will be compatible and be planned in conformity with surrounding uses and will not adversely affect the flow of traffic within the community, a site plan shall be submitted. Refer to the approval process and submittal requirements as outlined in Chapter 2 of this Title. (Ord. 0-03-00, 4-3-2000)

5A-8-2-3: PERMITTED USES:

No building, structure, or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended or designed for other than one of the following uses:

- (A) Bakeries.
- (B) Barbershops.
- (C) Beauty shops.
- (D) Candy and ice cream stores.
- (E) Drugstores.
- (F) Dry-cleaning establishments, not including industrial dry- cleaning plants.
- (G) Employment agencies.
- (H) Equipment rental stores.
- (I) Florist shops.
- (J) Food stores, grocery stores, meat markets and delicatessens.
- (K) Gift shops.
- (L) Hardware stores.
- (M) Nursery schools, preschools and daycare centers.
- (N) Offices, business or professional.
- (O) Package liquor stores.
- (P) Shoe and clothing repair stores.
- (Q) Wearing apparel shops.
- (R) Variety stores. (Ord. 0-03-00, 4-3-2000)

5A-8-2-4: SPECIAL USES:

The following special uses may be permitted in specific situations in accordance with the procedures outlined in Section 5A-2-2-6 of this Title, as appropriate:

- (A) Banks and financial institutions.
- (B) Civic buildings and governmental uses.
- (C) Drive-in and drive-through establishments.
- (D) Eating establishments, not including entertainment or dancing.
- (E) Planned unit developments in accordance with the provisions of Chapter 3 of this Title.
- (F) Public and private utility facilities.
- (G) Swimming, tennis, racquet and other athletic club facilities.
- (H) Undertaking establishments. (Ord. 0-03-00, 4-3-2000)

5A-8-2-5: AREA REQUIREMENTS:

The minimum lot area in the B-1 District shall be forty thousand (40,000) square feet. (Ord. 0-03-00, 4-3-2000)

5A-8-2-6: WIDTH AND DEPTH REQUIREMENTS:

There are no minimum width or depth requirements in the B-1 District. (Ord. 0-03-00, 4-3-2000)

5A-8-2-7: YARD REQUIREMENTS:

The minimum yards required in the B-1 District shall be as follows:

(A) Front And Corner Side Yards:

1. Abutting Or Adjoining Any District:

(a) Yard Depth: There shall be a required front and corner side yard of not less than fifty feet (50') in depth.

(b) Off-Street Parking Facilities Setback: Off-street parking facilities are not allowed within the first thirty feet (30') of the required front or corner side yard.

(B) Interior Side And Rear Yards:

1. Abutting Or Adjoining A Nonresidential District:

(a) Yard Depth: There shall be a required interior side and rear yard of not less than twenty five feet (25') in depth.

(b) Off-Street Parking Facilities Setback: Off-street parking facilities within an interior side or rear yard are not allowed within the first twenty feet (20') of the required yard provided.

2. Abutting Or Adjoining A Residential District:

(a) Yard Depth: There shall be a required interior side and rear yard of not less than thirty five feet (35') in depth.

(b) Off-Street Parking Facilities Setback: Off-street parking facilities within an interior side or rear yard shall not be closer than thirty feet (30') from an adjoining lot in a residential district.

(c) Required Fence: Where a rear or interior side lot line in the B-1 District coincides with an interior side or rear lot line in an adjoining residential district, a fence of at least seventy five percent (75%) opacity shall be provided within the yard. The height of such fence shall be six feet (6').

(C) Accessory Structures: Accessory structures shall comply with yard and setback requirements as prescribed in Section 5A-5-9 of this Title.

(D) Permitted Obstructions In Required Yard: Permitted obstructions in required yards are allowed as described herein and as prescribed in Section 5A-5-7-3 of this Title and Chapter 11 of this Title including:

1. Drives And Off-Street Parking Facilities: Required yards may be occupied by drives and off-street parking facilities when constructed in accordance with the setback requirements of this District and in compliance with Section 5A-5-7-3 of this Title and Chapter 11 of this Title.

2. Joint Parking: In the case of joint parking facilities, parking may occur in the required yard without regard to the side lot line at the point of the combination of the parcels, and in compliance with subsections 5A-11-2-1(B) and (C) of this Title. (Ord. 0-03-00, 4-3-2000)

5A-8-2-8: HEIGHT LIMITATIONS, BULK REGULATIONS:

The maximum floor area ratio for all buildings and structures in the B-1 District shall be 0.5 and the maximum height shall be two (2) stories not to exceed thirty feet (30'). Not more than fifty percent (50%) of the net site area shall be covered by principal buildings and structures, and not more than seventy five percent (75%) of the net site area shall be covered by principal and accessory buildings and structures, and paved or impervious areas. (Ord. 0-03-00, 4-3-2000)

5A-8-2-9: COMPLIANCE WITH THIS TITLE AND OTHER APPLICABLE TITLES OF THIS CODE REQUIRED:

Properties located in this District shall comply with all applicable regulations of this Title as well as all other applicable regulations with this Code. At a minimum, the following regulations must be adhered to:

(A) Landscape Requirements: All business establishments shall comply with the landscaping requirements of Chapter 10 of this Title.

(B) Off-Street Parking And Loading Requirements: All business establishments shall comply with the off-street parking and loading requirements of Chapter 11 of this Title.

(C) Final Engineering: Provisions for storm water management and engineering must be made in compliance with applicable codes.

(D) Performance Standards: Processes and equipment employed within business districts shall be limited to those which comply with the performance standards of Chapter 12 of this Title.

(E) Sign Regulations: The signs on the property shall comply with the Darien sign code (Title 4, Chapter 3 of this Code). (Ord. 0-03-00, 4-3-2000)

ATTACHMENT (6): LOCATION MAP & AERIAL IMAGE

Parcel Viewer

2551 75th St, Darien, IL, 60 X

Show search results for 2551 7...

Layer List

Layers

- DuPageAssessmentParcelViewer
- DFIRM 2019
- Subdivision

Parcel Search

Searches Shapes Buffer Results

Remove Clear TXT Download PDF Report

PIN	0929301001
OWNER	DIRLEVSKI LLC
PROPERTY STREET NUMBER	
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	2551 75TH ST
PROPERTY APARTMENT	
PROPERTY CITY	DARIEN
STATE	IL
PROPERTY ZIPCODE	60561
PROP_CLASS	C
FCVLAND	91,120
FCVIMP	162,860
FCVTOTAL	253,980
LEGAL DESCRIPTION 1	SHARON ESTATES A SUB OF
LEGAL CODE 1	000000000
PROPERTY ADDRESS	2551 75TH ST
TOWN STATE ZIP	DARIEN IL 60561.4301

1 - 1 of 1 results

Community Maps Contributors, County of DuPage



ATTACHMENT (7): SITE PHOTOS



