

CITY OF DARIEN
PLANNING AND ZONING COMMISSION
AGENDA

Wednesday, February 3, 2016
7:00 PM

City Hall
Council Chambers

1. Call to Order
2. Establish Quorum
3. Regular Meeting:
 - A. **Public Hearing**
PZC 2015-20: 8433 Bailey Road, Society of Mount Carmel – Society of the Little Flower – National Shrine to St. Therese: Petitioner requests approval of a final plat of subdivision and a major amendment to an approved PUD, including but not limited to: a new shrine chapel, reconstruction of parking lots and an additional parking lot, a new drive-way onto N. Frontage Road and new pedestrian connections and plaza.
4. Correspondence
5. Old Business/Planner's Report
6. Minutes: January 6, 2015
7. Next Meeting: **February 17, 2016, 7:00 PM**
8. Adjournment

AGENDA MEMO
PLANNING AND ZONING COMMISSION
MEETING DATE: February 3, 2016

Issue Statement

PZC 2015-20: 8433 Bailey Road, Society of Mount Carmel – Society of the Little Flower – National Shrine to St. Therese: Petitioner requests approval of a final plat of subdivision and a major amendment to an approved PUD, including but not limited to: a new shrine chapel, reconstruction of parking lots and an additional parking lot, a new drive-way onto N. Frontage Road and new pedestrian connections and plaza.

General Information

Petitioner: The AT Group
7 N. Wisner Street
Park Ridge, IL 60068

Property owner: Society of Mount Carmel
1313 N. Frontage Road
Darien, IL 60561

Property Location: 8433 Bailey Road

PIN: 09-33-401-012; -013; -010

Existing Zoning: R-3 Multi-Family Residence

Existing Land Use: Religious institution

Comprehensive Plan Update: Institutional

Surrounding Zoning and Land Use:
North: R-2 Single-Family Residence: single-family homes
East: R-1 Single-Family Residence: Cass Avenue/I-55 interchange
South: O Office and R-1 Single-Family Residence: office and Cass Avenue/I-55 interchange
West: R-2 Single-Family Residence and R-3 Multi-Family Residence: park, junior high school, single-family homes

Size of Property: 38 acres

Floodplain: None

Natural Features: Property contains a lake and wetlands.

Transportation: Property has frontage on Bailey Road and N. Frontage Road, with access off of Bailey Road.

History: In 1977, the property was annexed into the City of Darien,

the City Council approved a special use for a PUD to include: a church and similar places of worship, retreat and conference center, nursing home or similar use, and residential.

Documents Submitted

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

1. Written project summary, 1 sheet.
2. Topographic Survey, 1 sheet, prepared by Jacob & Hefner Associates, Inc., dated August 22, 2011.
3. Site Plan, Existing Conditions, 1 sheet, prepared by Engineering Enterprises, Inc., dated December, 2015.
4. Site Plan, Overall Site Plan, 1 sheet, prepared by Engineering Enterprises, Inc., dated December, 2015.
5. Landscape Plan, 5 sheets, prepared by LandTech Design, Ltd., dated December 14, 2015.
6. Exterior Building Drawing and Floor Plan, Chapel, 3 sheets, prepared by Charles Vincent George Architects, dated December 15, 2015.
7. Signage, 5 sheets, prepared by Olympic Signs, dated June 25, 2015.
8. Photometric Plan, 1 sheet, prepared by Charles Vincent George Architects, dated December 15, 2015.
9. Improvement Plan, 15 sheets, prepared by Engineering Enterprises, Inc., dated December 14, 2015.
10. Final Plat of Subdivision, 1 sheet, prepared by Engineering Enterprises, Inc., dated December, 2015.

Planning Overview/Discussion

The subject property is located at the northeast corner of N. Frontage Road and Bailey Road. The National Shrine campus includes a spiritual center, chapel and museum. The spiritual center relocated to the former housing for the elderly, the old spiritual center was demolished in 2015.

The petitioner provided a written summary of the proposed plan for the campus. The centerpiece of the plan is a new, 15,000 square foot, 650-seat chapel. The significant changes to the campus plan occur well within the campus boundary.

The site plan needs to include dimensions for parking stalls, drive aisle widths, driveway widths, distance between driveways along Bailey Road, building foundations, for example.

Parking and Driveway Entrances

The plan provides 253 parking stalls, which includes 10 handicapped accessible stalls. Additional parking, not included in this figure, is located to the north of the spiritual center. It appears adequate parking is being provided, however, the petitioner should describe how the

various campus activities fluctuate throughout a typical day, i.e. peak parking demand times.

The parking lot between the spiritual center and museum will be reconstructed, the parking lot to the east of the museum will be reconstructed and expanded. Along Bailey Road, the existing parking setback will be maintained as currently exists with the parking lot to the north of the spiritual center. No issue with the parking setback from N. Frontage Road.

Driveways off of Bailey Road will be realigned so they are perpendicular to Bailey Road, the south driveway entrance will be relocated to align opposite Willow Creek Lane. The new driveway entrance off of N. Frontage Road requires approval from the Illinois Department of Transportation (IDOT) since IDOT has jurisdiction over N. Frontage Road.

Signage

The plan includes new signs along Bailey Road, in some cases replacing existing signs. Signs include ground and directional signs. While staff does not object to the proposed signage, one ground sign is 48 square feet (Sign Code limits signs for religious institutions to 32 square feet), and the direction signs are 6 square feet and 15 square feet, both 7 feet tall (Sign Code limits directional signs to 4 square feet and 4 feet tall).

Two signs are shown to be located within the Bailey Road right-of-way. All signs are required to be located outside of a road right-of-way, at least 4 feet from the right-of-way and 20 feet from a driveway.

The sign drawing, page 1, notes “two lines of 6 inch zip change”. The petitioner needs to clarify “zip change”.

Ground signs are required to have bases which are at least 75% of the sign width with a maximum vertical clearance of 3 feet between the adjacent grade and bottom of the sign. These dimensions need to be shown on the sign drawings.

Photometric Plan

The photometric plan indicates parking lot illumination level complies.

Landscape Plan

The landscape plan provides landscaping around the perimeter of the reconstructed parking lot and new parking lot and within landscape islands. As a whole, the campus includes existing trees and other landscape features meeting the intent of the Zoning Ordinance.

Building Elevations (New Chapel) and Tower

The exterior building materials for the new chapel include: face brick, masonry veneer, art glass windows, metal panel canopy, metal panels, metal columns, metal coping, storefront entry system, aluminum door and frame.

Within the R-3 zoning district, the maximum building height is 3 stores not to exceed 35 feet. The building height is measured to the highest elevation of the roof in the case of a slant or flat roof, at the center of the building front. The top the roof is 31 feet, top of parapet is 47'-9", with a meal cross on the roof extending to 68'-4".

The plan includes a plaza with a tower. The tower will have a masonry veneer with a metal cross on top. The tower height is 48'-6", with the top of the cross at 68'-1".

Section 5A-5-12 of the Zoning Ordinance permits ornamental towers, spires, steeples, false mansards, parapet walls and similar structures to be erected to their customary height, regardless of the height limitations of the zoning district in which they are located.

Plat of Subdivision

The campus contains several parcels. The petitioner proposes creating one lot of record to cover the entire campus to eliminate lot lines between campus uses.

Engineering and Fire District

City Engineer's comments are noted in a letter dated January 28, 2016.

The Darien-Woodridge Fire Protection District provided their comments in a letter.

Staff Findings/Recommendations

Staff does not object to the proposed campus alterations. The proposed alterations do not change the use or character of the previously approved PUD plan. The plat of subdivision cleans up the various parcel and lot lines, creating one lot of record for the entire campus. The new driveway off of N. Frontage Road will ease traffic movements along Bailey Road and will provide emergency vehicles another entrance. The new chapel, plaza and tower will greatly enhance the campus.

Therefore, staff recommends the Planning and Zoning Commission make the following motion recommending approval of the petitions:

Based upon the submitted petition and the information presented, the request associated with PZC 2015-20 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission recommend approval of the petitions, subject to the following:

1. Dimensions on site plan.
2. Sign locations to comply with the Sign Code.
3. The following waivers from the Sign Code:
 - a. To increase the permitted ground sign area for a religious institution from 32 to 48 square feet.

Agenda Memo

PZC 2015-20: 8433 Bailey Road, Society of Mount Carmel – Society of the Little Flower – National Shrine to St. Therese...Page 5

- b. To increase the permitted directional sign area from 4 square feet to 6 square feet and 15 square feet.
 - c. To increase the permitted directional sign height from 4 feet to 7 feet.
4. Address comments in the letter from Dan Lynch, City Engineer, dated January 28, 2016.
 5. Address comments in the letter from the Darien-Woodridge Fire Protection District.

Decision Mode

Planning and Zoning Commission: February 3, 2016



CHRISTOPHER B. BURKE ENGINEERING, LTD.

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

January 28, 2016

City of Darien
1702 Plainfield Road
Darien, IL 60561

Attention: Mike Griffith

Subject: National Shrine of Saint Therese – Improvement Plans
(CBBEL Project No. 950323H177)

Dear Mike:

As requested, we have reviewed the Improvement Plans and supporting documents for the aforementioned property. The following comments are submitted for your consideration:

TOPOGRAPHIC SURVEY

The following comments pertain to the Topographic Survey prepared by Jacob & Hefner Associates, Inc. and dated August 22, 2015:

1. Sign and seal the topographic survey.

PROPOSED SIGN EXHIBIT

Not Reviewed.

OVERALL SITE PLAN

The following comments pertain to the Plat of Subdivision prepared by Engineering Enterprises, Inc. and dated December 14, 2015:

1. Include this sheet on the Improvement Site Plan set.

LANDSCAPE PLAN

Not Reviewed

PHOTOMETRIC PLAN

1. Provide catalog cuts for the proposed parking lot lights. The City strongly encourages the use of LED fixtures.
2. Provide a detail for the light pole foundation.

3. Provide photometric details for the parking lots with maximums, minimums and average illumination values.

PLAT OF SUBDIVISION

The following comments pertain to the Plat of Subdivision prepared by Engineering Enterprises, Inc. and dated December 14, 2015:

1. Provide a Stormwater Drainage and Detention Easement over the detention basin.

IMPROVEMENT PLAN

The following comments pertain to the Final Engineering Plan prepared by Engineering Enterprises, Inc. and dated December 14, 2015.

Sheet 1 of 15 – Cover Sheet

1. Section 15-33 of the DuPage County Storm Water Ordinance provides that the topography be on NAVD 88 datum and meet certain standards. Verify that the topography is on the correct datum and provide a statement that it complies with the requirements of the code.
2. Add a note regarding the SWPPP and IEPA NPDES permit for the construction site, along with the requirement for bi-weekly reports to be submitted to the City.

Sheet 2 of 15 – Construction Specifications and Notes

1. Revise Note 1 of the General Notes and Construction Specifications to refer to the IDOT Standard Specifications for Road and Bridge Construction adopted, January 1, 2016.
2. Revise Note 15 of the General and Construction Specifications to clean pavement immediately.
3. Revise Note 1 of the Storm Sewer Construction to include ASTM C443 O-Ring gaskets for the joints of the storm sewer.
4. In the Pavement Notes include in Note 2 that the City of Darien is to also be contacted for inspections.
5. Under Accessibility Specifications refer to the most current Illinois Accessibility Guidelines.
6. Include DuPage County Public Works in the Sanitary Sewer General Specifications.
7. Add a section for Watermain Specifications per City of Darien.

Sheet 3 of 15 – Existing Conditions

No Comments.

Sheet 4 of 15 – Erosion and Sediment Control

1. Per Section 15-59.G of the DuPage County Stormwater Ordinance, disturbed areas with drainage areas of five (5) acres or greater, shall, at a minimum, be protected by

- a Sediment Basin, in accordance with 15-59.H, with a perforated filtered riser pipe or equivalent control measure at a point downslope of the disturbed area.
2. Show on the plan an area for worker parking, portable toilet, an area to post required permits and SWPPP, dumpsters (if needed), etc.
 3. Provide silt fence around the downslope of the disturbed area. Additional areas would include south of the improvements east of the Visitor's Center.
 4. Show inlet filter basket protection for the drainage structures located onsite and along Bailey Road and North Frontage Road.
 5. Provide culvert inlet protection for the adjacent existing detention basin, within the disturbed area.
 6. Construction fence should be included to separate public areas and rights of way from the construction site.

Sheet 5 of 15 – Stormwater Pollution Prevention Plan

1. Remove reference to City of Aurora and replace with City of Darien.
2. Revise Note 1 to clean inlet filters to be emptied on a monthly basis or as needed.

Sheet 6 of 15 – Stormwater Pollution Prevention Plan

1. Add a detail for the ditch check.
2. Provide a detail for the proposed rip rap.
3. Provide a detail for culvert inlet protection.
4. Provide a detail for sediment basin with a perforated filtered riser pipe.

Sheet 7 of 15 – Utility Plan

1. The catch basin at the southwest corner of the site has an invert listed at 621.35. It should be 721.35.
2. The proposed 18" RCP storm sewer that discharges into the existing drainage swale appears to be in conflict with the proposed curb and gutter in that there may be only 2" to 3" between top of pipe and bottom of concrete.
3. Provide watermain protection for the storm sewer crossings. For each crossing, call out the sewer and watermain elevations and protection used.

Sheet 8 of 15 – Sanitary Sewer Plan & Profile

1. The sanitary sewer profile does not match the provided rim and invert elevations. It appears the proposed sanitary sewer will not have any cover per the inverts provided when crossing the proposed drainage swale. Verify the proposed inverts of Sanitary MH 3.

Sheet 9 of 15 – Grading Plan – 01 (East)

1. Verify the lengths and slopes of the storm sewer pipes as the scaled length does not match the specified length.

2. Remove the existing 24" CMP outfall as a new outfall is proposed with attenuated release rates through the proposed restrictor orifice.
3. Show the rip rap for the flared end sections.

Sheet 10 of 15 – Grading Plan – 02

1. Show the rip rap for the flared end sections.

Sheet 11 of 15 – Grading Plan – 03

1. Provide additional drainage structures to convey the stormwater runoff in the proposed parking lots. For example, in the northwest parking lot there is only one catch basin and in the parking lot along the eastern portion of the site there are several low points that do not have any outlets.
2. Provide additional grading detail for the proposed drainage swale.
3. The handicap parking stalls adjacent to the Visitor's Center have a slope greater than 2.0%.
4. Provide the dimensions of the driveway aprons. Also provide the dimensions of the parking lot that include aisle width, parking stall width and length, and etc.
5. The eastern most handicap parking stall for the proposed chapel appears to be partially blocked by the proposed curb and gutter.
6. Clarify the location of the trees in the proposed parking lot so they are not in conflict with the proposed curb islands and parking lot lighting.
7. Provide additional elevation spot grades for the sidewalk in the public right-of-way and provide ADA detectable warning panels at the driveway crossings.
8. The driveway aprons on Bailey Road shall be labeled as heavy duty asphalt pavement.
9. Provide the rim elevations for all structures.
10. The driveway apron along Bailey Road appears to be in conflict with the existing parkway tree.

Sheet 12 of 15 – Grading Plan – 04

1. It appears there is not positive drainage at the rear of the existing spiritual center (724.80 spot grade). Provide additional grading.

Sheet 13 of 15 – Grading Plan – 05

No Comments.

Sheet 14 of 15 – North Frontage Road Plan and Profile

No Comments.

Sheet 15 of 15 – Typical Details

1. The maximum allowable height for adjusting rings shall be six (6) inches with a maximum number of two (2) adjusting rings for all structures.
2. Update all notes to refer to the most current IDOT Standard Specifications for Road and Bridge Construction.
3. Specify that the storm grates will have a “Drains to Creek” emblem.
4. Provide a detail for the proposed concrete flared end sections and grates.
5. Provide a detail for the stamped concrete.
6. Provide a detail for ADA sidewalk curb ramp.
7. Provide a detail for the detectable warnings.
8. Provide a detail for the rip rap.
9. Show 12” of aggregate bedding cover over the top of water main in the Trench Section Detail. Also add a note to polywrap all watermain.
10. Provide a detail for watermain crossings and include a note to use water main quality pipe either ductile iron pipe or PVC AWWA C-900 Pipe when proper separation cannot be achieved.
11. Use the most current IDOT asphalt mix designations.
12. The detail for the multi-use path is shown to be ten (10') feet wide, however on the plans the path scales to five (5') feet in width. Please clarify.
13. All water valves shall be resilient wedge type.
14. Revise the sidewalk detail to show minimum 4” of CA-6 aggregate base course and revise note to be 7” thick concrete through driveways (for public sidewalks).

General Comments

1. Provide a plan set for the proposed pedestrian bridges.
2. Add the overall site plan (sheet 1 of 1) to the site improvement plans with additional dimensions such as parking stall size, aisle width, curb radii, etc.
3. A permit from IDOT will be required to work in the North Frontage Road right-of-way.
4. The sanitary sewer shall be reviewed and approved by the DuPage County Public Works.
5. Verify if IEPA permits are required for the watermain.
6. An IEPA NPDES permit is required and the SWPPP must be submitted to the City.
7. Verify with the fire protection district that the proposed parking lot will accommodate their fire protection equipment. Also verify the locations of the fire hydrants.
8. Add a note to contact the City of Darien Water Department prior at least 48 hours in advance prior to watermain work and hydrant installation.

STORM WATER MANAGEMENT REPORT & DUPAGE COUNTY STORMWATER PERMIT APPLICATION


General Comments

1. Review will be required by DuPage County for impacts and mitigation to the wetland. The tabs in the stormwater submittal should be numbered as detailed in the flow chart found on the County website. References in the following comments that reference a tab, refer to the numbered tab from the flow chart.
2. The provided checklists for each tab show a column labeled check if provided and many lines have the box checked for if provided, however many of the items have not been provided or are not applicable. Please revise accordingly.
3. Have the peak flows been calculated for the existing stormwater detention basin (upstream) that discharges into the proposed detention basin? If so, please provide the detailed calculations.
4. How is the proposed drainage swale being impacted by the site work? Provide capacity calculations for 10-yr, and 100-yr storm events. Also include cross-sections where the pedestrian bridges cross the proposed drainage swale.
5. Provide the hydraulic grade line and water surface elevations under design conditions (See Section 15-149 in Tab 2)
6. Provide the Post Construction Best Management Practices (PCBMP) as required in Section 15-63.
7. A rain garden and bio swales are mentioned in the narrative, however nothing has been provided.
8. Provide a drainage exhibit for both existing and proposed conditions showing the boundaries of each subarea and identify the areas where runoff will leave the site without being detained. Also include the time of concentration travel paths for each subarea.
9. Provide an exhibit showing the increased impervious areas with total impervious and pervious areas for existing and proposed conditions.
10. Provide back-up TR-55 calculations for the existing and proposed curve number and time of concentration (See Section 15-47.D.4).
11. Provide the TR-20 peak flow calculations for the existing conditions.
12. Provide the calculations for the sizing and release rate of the proposed restrictor orifice.
13. Provide calculations for the existing and proposed weir capacity (emergency overflow route).
14. No PCBMP maintenance plan has been submitted as required per DuPage County Stormwater Ordinance.
15. Provide an engineer's estimate to establish a letter of credit as required per Section 15-54.B of the DuPage County Stormwater Ordinance and as detailed in the City of Darien Subdivision Regulations.
16. Include the statement by the design engineer as required by Section 15-36 of the DuPage County Stormwater Ordinance.

17. Provide the signed statement by the land owner and developer as required in Section 15-47.A.3.

If you have any questions, please feel free to contact me.

Sincerely,



Daniel L. Lynch, PE, CFM
Head, Municipal Engineering Department

Cc: Dan Gombac – City of Darien



DARIEN-WOODRIDGE

Fire Protection District

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

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

RE: 2257 75th Street

Gentlemen:

1. A Fire Sprinkler/Alarm system will need to be installed as well as a Fire Sprinkler Standpipe System.
2. A Fire lane shall be established on the Southern side of the Shrine. (currently handicap parking)
3. Fire hydrants shall be located along public streets, fire lanes, or access routes so that no portion of the building will be over 250 feet from a public fire hydrant. Where this is not possible, additional hydrants shall be located on the premises and be accessible to motorized fire apparatus.
4. At least two (2) fire hydrants shall be located within 300 feet of the building.
5. Hydrants shall not be located further than 75 feet from any fire department sprinkler or standpipe connection as determined by the code official.
6. Hydrants shall not be located closer than 25 feet to a building.
7. Access to fire hydrants shall be all-weather roadways adequate in width, clearance and strength for firefighting purposes. Such routes including private roadways shall be maintained accessible during all seasons of the year.
8. The fire department connection shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the fire chief.
9. Fire apparatus access roads shall not exceed 10 percent in grade.
10. The required minimum turning radius of a fire apparatus access road shall be 28' (inside)

Sincerely,

Lt. James Karasek, Director
Fire Prevention Bureau

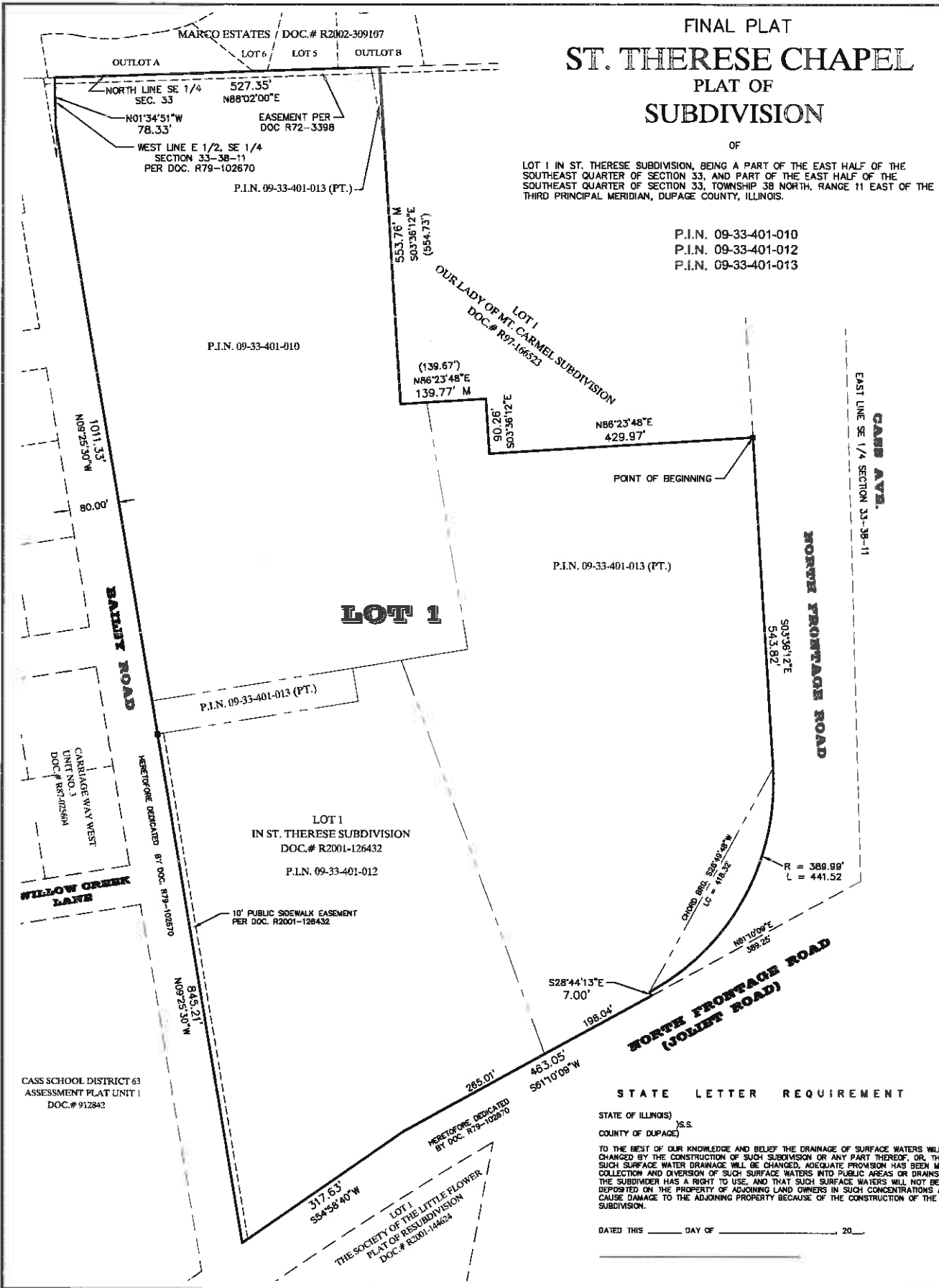


National Shrine Campus →

Map provided using the DuPageMaps
Interactive Web Mapping Application
URL: http://gis.du.pagecounty.org/dupage_maps

DuPage County
Information Technology Department
GIS Division
421 McCarty Farm Rd.
Wheaton, IL 60187
(630) 407-5000
Email: gis@dupagecount.org

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**FINAL PLAT
ST. THERESE CHAPEL
PLAT OF
SUBDIVISION**

LOT 1 IN ST. THERESE SUBDIVISION, BEING A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

P.I.N. 09-33-401-010
P.I.N. 09-33-401-012
P.I.N. 09-33-401-013

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, _____,)
DO HEREBY CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATED FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES, AND HEREBY ALSO RESERVES AND GRANTS EASEMENTS FOR PUBLIC USE AND FOR THE INSTALLATION OF VARIOUS PUBLIC UTILITIES AS DESIGNATED AND/OR AS STATED IN THE UTILITY EASEMENT PROVISIONS STATED HEREON.

ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE CITY OF DARIEN AND TO ANY ENTITY OPERATING UNDER FRANCHISE FROM THE CITY INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY, A CABLE TELEVISION OR COMMUNICATIONS COMPANY AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS TRANSMISSION AND COLLECTION SYSTEMS AND ALL NECESSARY LINES, NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. LOCATION OF UTILITY INSTALLATIONS WITHIN THE EASEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF DARIEN AS TO DESIGN AND LOCATION. ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF DARIEN.

DATED THIS _____ DAY OF _____, A.D. 20____

SIGNATURE _____
PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE, CORPORATION/COMPANY NAME AND ADDRESS.

AFFIX SEAL IF APPROPRIATE _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, _____,)
A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS _____ DAY OF _____, 20____

NOTARY _____

AFFIX SEAL _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, _____,)
COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO RESEIZABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS.
THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK _____

MAYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D. 20____

MAYOR _____

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, _____,)
CITY CLERK OF THE CITY OF DARIEN, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON _____ AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID CITY.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND THE SEAL OF THE CITY OF DARIEN, ILLINOIS.
DATED THIS _____ DAY OF _____, 20____

CITY CLERK _____

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, _____,)
DO HEREBY CERTIFY THAT THE REQUIRED LETTER OF CREDIT IS POSTED FOR THE COMPLETION OF THE IMPROVEMENT COVERING SANITARY SEWAGE SYSTEM AND/OR SEWER LINES AND DOMESTIC WATER SUPPLY SYSTEM AND/OR DISTRIBUTION LINES UNDER MY JURISDICTION BASED ON APPROVED ENGINEER'S PLAN AND SPECIFICATIONS PREPARED BY A REGISTERED ENGINEER.

DATED THIS _____ DAY OF _____, 20____

COUNTY SUPERINTENDENT OF PUBLIC WORKS _____

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, _____,)
CITY ENGINEER OF THE CITY OF DARIEN, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREIN.

DATED THIS _____ DAY OF _____, 20____

CITY ENGINEER _____

CERTIFICATE TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, _____,)
CITY TREASURER OF THE CITY OF DARIEN, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OF ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT DARIEN, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____

CITY TREASURER _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
APPROVED BY THE PLAN COMMISSION OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS.
THIS _____ DAY OF _____, 20____

CHAIRMAN _____

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M.
COUNTY RECORDER _____

SURVEYOR'S CERTIFICATE

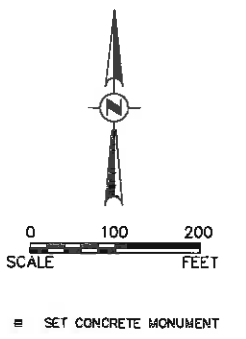
STATE OF ILLINOIS)
COUNTY OF KANE)
THIS IS TO CERTIFY THAT WE, ENGINEERING ENTERPRISES, INC., HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN OUR LADY OF MT. CARMEL SUBDIVISION; THENCE SOUTH 03 DEGREES 36 MINUTES 12 SECONDS EAST, ON THE WEST LINE OF NORTH FRONTAGE ROAD, 843.82 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 441.52 FEET ON A CURVE TO THE RIGHT WITH RADIUS OF 389.99 FEET, CHORD BEARING SOUTH 25 DEGREES 49 MINUTES 48 SECONDS WEST, AND CHORD LENGTH OF 418.32 FEET; THENCE SOUTH 25 DEGREES 44 MINUTES 13 SECONDS EAST, 7.00 FEET TO THE NORTH LINE OF JOLIET ROAD ACCORDING TO DOCUMENT #79-102670; THENCE SOUTH 81 DEGREES 10 MINUTES 09 SECONDS WEST, ON SAID NORTH LINE, 198.04 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN ST. THERESE SUBDIVISION, RECORDED AS DOCUMENT #2001-126432; THENCE CONTINUING SOUTH 81 DEGREES 10 MINUTES 09 SECONDS WEST, ON THE SOUTH LINE OF SAID LOT 1, 285.01 FEET; THENCE SOUTH 34 DEGREES 58 MINUTES 40 SECONDS WEST, ON SAID SOUTH LINE, 317.63 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 08 DEGREES 23 MINUTES 30 SECONDS WEST, ON SAID WEST LINE, 845.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE CONTINUING NORTH 08 DEGREES 25 MINUTES 30 SECONDS WEST, ON THE EAST LINE OF SALLEY ROAD, ACCORDING TO DOCUMENT #79-102670, 1011.33 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE NORTH 01 DEGREE 34 MINUTES 01 SECONDS WEST, ON SAID WEST LINE, 78.33 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE NORTH 08 DEGREES 02 MINUTES 00 SECONDS EAST, ON SAID NORTH LINE, 827.35 FEET TO THE WEST LINE OF LOT 1 IN SAID OUR LADY OF MT. CARMEL SUBDIVISION; THENCE SOUTH 03 DEGREES 36 MINUTES 12 SECONDS EAST, ON SAID WEST LINE, 553.76 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 08 DEGREES 23 MINUTES 48 SECONDS EAST, ON SAID SOUTH LINE, 133.77 FEET; THENCE SOUTH 03 DEGREES 38 MINUTES 12 SECONDS EAST, ON SAID SOUTH LINE, 90.28 FEET; THENCE NORTH 08 DEGREES 23 MINUTES 48 SECONDS EAST, ON SAID SOUTH LINE, 428.97 FEET TO THE POINT OF BEGINNING.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DARIEN RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I FURTHER CERTIFY THAT THE LAND IS WITHIN THE CITY OF DARIEN (OR WITHIN ONE AND ONE-HALF (1 1/2) MILES OF THE CORPORATE LIMITS OF THE CITY OF DARIEN) WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED. I FURTHER CERTIFY THAT THE LANDS SHOWN ON THIS PLAT ARE NOT SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE AND THIS PLAT HAS BEEN REVIEWED BY THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS FOR THE PURPOSE OF DETERMINING FOR THE PROTECTION OF PERSONS AND PROPERTY, THE FLOOD HAZARDS INVOLVED AND A REPORT THEREON FILED BY THAT DEPARTMENT WITH THE RECORDER OF DEEDS.

GIVEN UNDER MY HAND AND SEAL AT SUGAR GROVE, ILLINOIS, THIS XX DAY OF XXXXXXXXXXXXXXXX, 2015.

FOR REVIEW

CHRIS E. PETERSON
PROFESSIONAL LAND SURVEYOR #3678
(RENEWAL 11-30-2016)
ENGINEERING ENTERPRISES, INC.
PROFESSIONAL DESIGN FIRM #184-002003
(RENEWAL 04/30/2017)



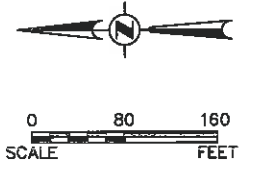
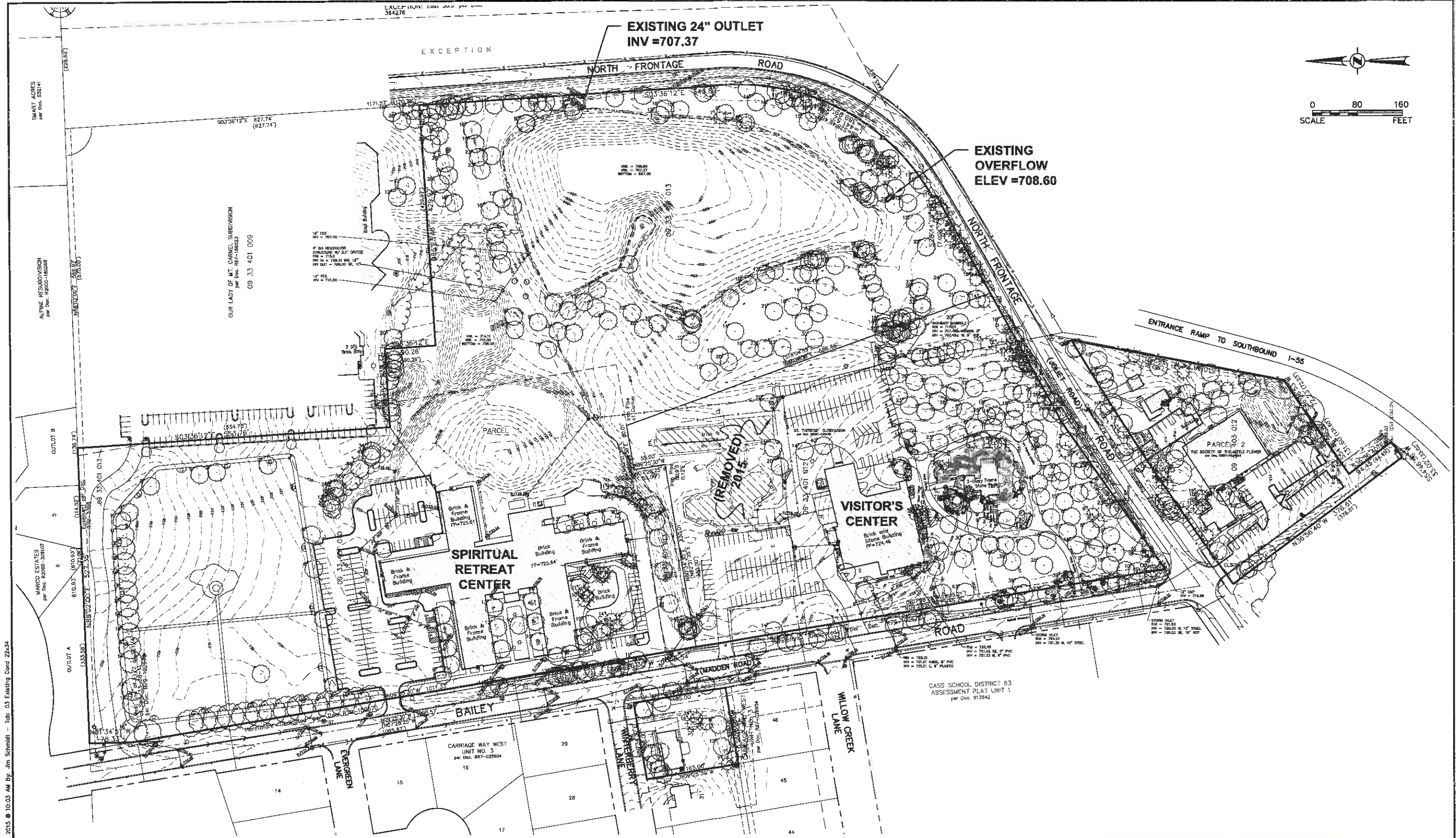
Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eelweb.com

SOCIETY OF THE LITTLE FLOWER
1313 N. FRONTAGE ROAD
DARIEN, IL 60561

NO.	DATE	REVISIONS
1	12-14-2015	REVIEW SUBMITTAL

**ST. THERESE CHAPEL
PLAT OF SUBDIVISION**

DATE: DECEMBER, 2015
PROJECT NO. P15009
FILE NO P15009 PLAT OF SUBDIVISION
PAGE 1 OF 1



Plotted: December 14, 2015 @ 10:03 AM By: Jim Schmidt - Tab: 03 Existing Cond 22x34
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SOCIETY OF THE LITTLE FLOWER
 1313 N. FRONTAGE ROAD
 DARIEN, IL 60561

NO.	DATE	REVISIONS

NATIONAL SHRINE OF ST. THERESE
ST. THERESE CHAPEL
SITE PLAN

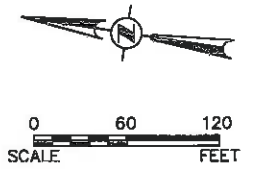
EXISTING CONDITIONS

DATE: DECEMBER 2015
 PROJECT NO: P15009
 FILE: P15009-EXISTING
 SHEET **3** OF **15**

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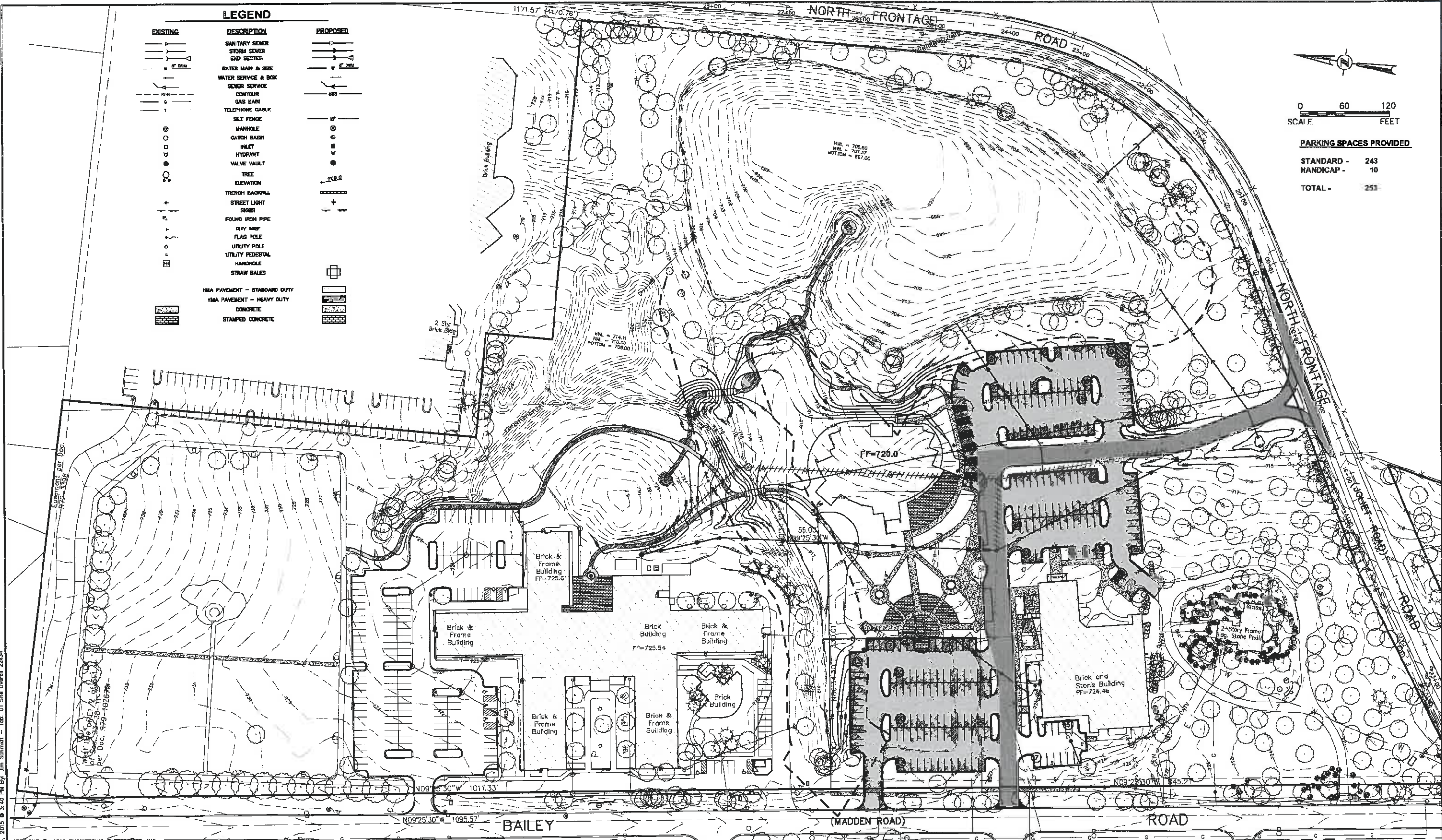
LEGEND

EXISTING	DESCRIPTION	PROPOSED
	SANITARY SEWER	
	STORM SEWER	
	E&D SECTION	
	WATER MAIN & SIZE	
	WATER SERVICE & BOX	
	SEWER SERVICE	
	CONTOUR	
	GAS MAIN	
	TELEPHONE CABLE	
	SALT FENCE	
	MANHOLE	
	CATCH BASIN	
	INLET	
	HYDRANT	
	VALVE VAULT	
	TREE	
	ELEVATION	
	TRENCH BACKFILL	
	STREET LIGHT	
	SIGN	
	FOUND IRON PIPE	
	GUY WIRE	
	FLAG POLE	
	UTILITY POLE	
	UTILITY PEDESTAL	
	HANDHOLE	
	STRAW BALES	
	HMA PAVEMENT - STANDARD DUTY	
	HMA PAVEMENT - HEAVY DUTY	
	CONCRETE	
	STAMPED CONCRETE	



PARKING SPACES PROVIDED

STANDARD	-	243
HANDICAP	-	10
TOTAL	-	253



Plotted: December 14, 2015 @ 3:40 PM By: Jim Schmidt - Tab: 01 Site Overall 22x34
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SOCIETY OF THE LITTLE FLOWER
 1313 N. FRONTAGE ROAD
 DARIEN, IL 60561

NO.	DATE	REVISIONS

NATIONAL SHRINE OF ST. THERESE
ST. THERESE CHAPEL
SITE PLAN

OVERALL SITE PLAN

DATE: DECEMBER 2015
 PROJECT NO: P15009
 R15009-SITE PLAN OVERALL
 SHEET **1** OF **1**



charles vincent george
ARCHITECTS

1245 E. Diehl Rd. Suite 101
Naperville, Illinois 60563
P | 630.357.2023 F | 630.357.2662
cvgarchitects.com

STAMP:

EXPIRES 1/30/2016
ILLINOIS ARCHITECTURAL DESIGN FIRM NO. 184-002544
DATE:

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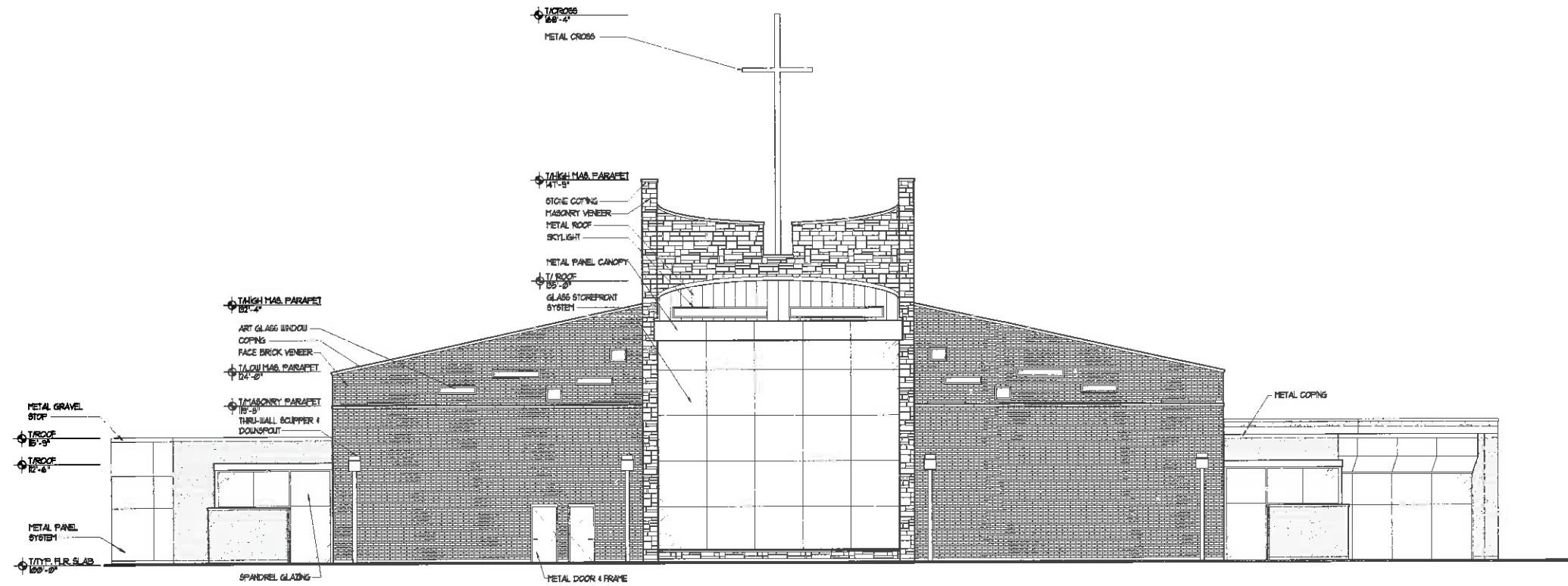
ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION
1	12.15.15	PUD SUBMITTAL

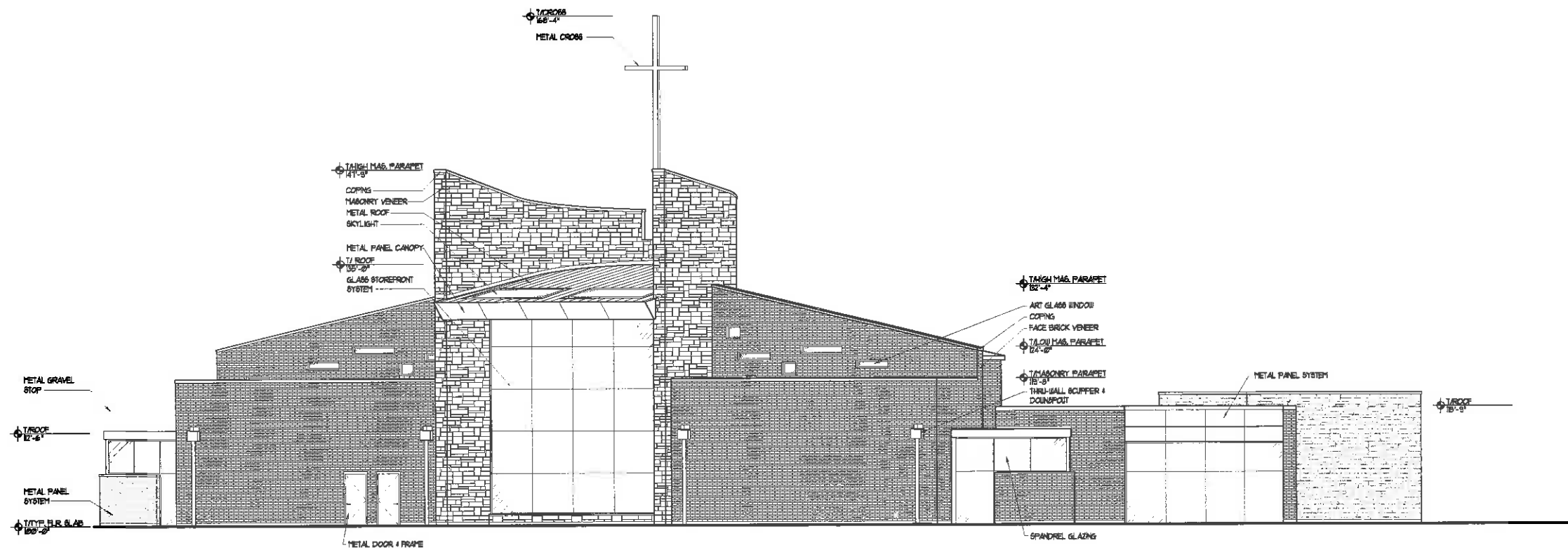
PROJECT:

NEW BUILDING & SITE IMPROVEMENTS
SOCIETY OF THE LITTLE FLOWER
LITTLE FLOWER
BAILEY ROAD
DARIEN, IL

TITLE: EXTERIOR ELEVATIONS - CHAPEL	
DATE: 12/15/2015	PROJECT #: 2015-083
PRINCIPAL: BFG	SHEET: A3.2
DRAWN BY: JAS	



A EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



B NORTHEAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
January 6, 2016**

PRESENT: Beverly Meyer – Chairperson, Ron Kiefer, Andrew Kelly, Ray Mielkus, Michael Griffith – Senior Planner, Elizabeth Lahey - Secretary

ABSENT: John Laratta, Lou Mallers, Ken Ritzert

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

A. Public Hearing PZC 2015-19: 513 Chestnut Lane: Petitioner seeks approval of a simple variation to reduce the front yard setback from 45 feet to 40.7 feet in order to construct a covered front porch.

Mr. Michael Griffith, Senior Planner reported that the petitioner has submitted a building permit to renovate the existing home. He reported that the petitioner seeks a variation to reduce the front yard setback from 45 to 40.7 feet in order to construct a covered front porch. He further reported that the proposed encroachment does not exceed 10% of the required front yard setback and therefore qualifies as a simple variation.

Mr. Griffith stated that simple variations require a public hearing and approval by the Planning and Zoning Commission and that City Council approval is not required.

The petitioner, Mr. Rich Tamborski was present.

Commissioner Kiefer stated that there are a number of homes in the area that have renovated and that this is a nice improvement.

There was no one in the audience wishing to present public comment and Chairperson Meyer closed the public hearing.

Commissioner Kelly made a motion and it was seconded by Commissioner Kiefer that based upon the submitted petition and the information presented, the request associated with PZC 2015-19 is in conformance with the standards of the Darien City Code and, move that the Planning and Zoning Commission approve the simple variation as presented.

Upon roll call vote, THE MOTION CARRIED 4-0. Commissioner Mallers, Commissioner Ritzert and Commissioner Laratta were not present.

B. PZC 2015-21: Darien Pointe, 7517-7533 Cass Avenue: Petitioner seeks approval of a sign variation to permit wall signage on the building walls which do not face a street or serve as an entrance.

Mr. Michael Griffith, Senior Planner reported that the petitioner is seeking a variation to permit wall signage on the building walls which are not the building frontage, that is, the sides of both buildings which neither face a street nor serve as an entrance.

Mr. Griffith reported that this request was initiated by the Sprint Store.

The petitioner, Mr. John Ritchie stated that the signs will be the same as those on the front. He stated that the signs will be better for the businesses. Mr. Ritchie provided the PZC with a rendering.

Mr. Griffith reported that the sign that the petitioner submitted meets the requirements. He stated that the PZC received a survey of the property.

There was no one in the audience wishing to present public comment and Chairperson Meyer closed the public hearing.

Mr. Griffith reported that this will be verified with the sign permit process.

Commissioner Kiefer made a motion and it was seconded by Commissioner Mielkus that based upon the submitted petition and the information presented, the request associated with PZC 2015-21 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission recommend approval of the petition, subject to the following:

- 1. Wall signage on the building side walls limited to 1 square feet of sign area per linear foot of wall length.**

Upon roll call vote, THE MOTION CARRIED 4-0. Commissioner Mallers, Commissioner Ritzert and Commissioner Laratta were not present.

MINUTES

Commissioner Kiefer made a motion and it was seconded by Commissioner Kelly to waive the reading of the December 2, 2015 Regular Meeting Minutes.

Upon roll call vote, the motion CARRIED UNANIMOUSLY 4-0. Commissioner Mallers, Commissioner Ritzert and Commissioner Laratta were not present.

Commissioner Kelly made a motion and it was seconded by Commissioner Mielkus to approve the December 2, 2015 Regular Meeting Minutes.

Upon roll call vote, the motion CARRIED UNANIMOUSLY 4-0. Commissioner Mallers, Commissioner Ritzert and Commissioner Laratta were not present.

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

None.

NEXT MEETING

Mr. Griffith announced that the next meeting is scheduled for Wednesday, January 20, 2016 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Kelly made a motion and it was seconded by Commissioner Kiefer. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:18 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Beverly Meyer
Chairman