

CITY OF DARIEN

PLANNING AND ZONING COMMISSION

AGENDA

Wednesday, September 21, 2016

7:00 PM

**City Hall
Council Chambers**

1. Call to Order
2. Establish Quorum
3. Regular Meeting:

A. Public Hearing

PZC 2016-11: 8225 Bailey Road (Spano)

Petitioners Mark and Rona Spano (owners) seek approvals to subdivide their single family home lot into three lots, with their existing house to be on Lot 2, and for variations to reduce the required front setbacks on Lot 2 for the existing house from 35 feet to 25 feet and for existing pool and deck from 35 feet to 14 feet.

B. Public Hearing

PZC 2016-12: 7218 Bayberry Lane (Dietrich)

Petitioner John Dietrich seeks approval for a variation to reduce the required setback distance from 5 feet to 0 feet in a side yard of his house for the purpose of constructing a concrete paved storage pad for a RV boat.

4. Correspondence
5. Old Business
6. New Business
7. Approval of Minutes: **September 7, 2016**
8. Next Meeting: **October 5, 2016**
9. Adjournment

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
September 7, 2016**

PRESENT: Beverly Meyer, Robert Cortez, Bryan Gay (7:10 pm), Andrew Kelly, Ron Kiefer, John Laratta, Lou Mallers, Ray Mielkus, Steven Manning - City Planner, Elizabeth Lahey - Secretary

ABSENT: Ken Ritzert

Chairperson Meyer called the meeting to order at 7:02 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. PZC 2016-09: 1017 71st Street (Loughran) Petitioner Albert Loughran seeks approval of a variation to reduce the required setback distance from 5 feet to 1 foot in the interior side yard for the purpose of constructing a concrete paved storage pad for a recreational camper to be stored in the side yard of his house.

Mr. Steven Manning, City Planner reported the petitioner's plan shows a 9 foot wide concrete driveway extending into the west side yard from the existing concrete driveway in the front yard. He reported that the west side yard is 10.25 feet wide at the front of the attached garage and 11.36 feet wide at the rear of the attached garage leaving 0.5 feet of green space between the new driveway extension and the garage and 0.55 - 1.66 feet of green space between the new driveway and the side lot line.

Mr. Manning reported that the adjacent house side yard is about 10 feet wide and that the overhang of the roof is about 1.0 feet into the side yard and about 8.0 feet above grade. He reported that there is a storage shed in the side yard that will be removed.

Mr. Albert Loughran, petitioner stated that he provided multiple homes in his area with side driveways. He stated that there are 3 on 71st Street and 14 on 69th Street. Mr. Loughran stated that he is requesting the side driveway to store his RV.

Commissioner Mallers questioned the size of the RV.

Mr. Loughran stated that the RV is 19 feet long but that the box is 16'2" which is shorter than his garage. He stated that the RV will be well beyond the face of the home.

Chairperson Meyer questioned if the pad stays with the home when it is sold.

Mr. Manning reported that variations are granted to the property unless the homeowner agrees to remove it during the sale of the home. He reported that this is not something that the City requires.

Commissioner Laratta questioned if the neighbor to the west was contacted.

Mr. Loughran stated that the neighbors were notified.

Commissioner Kelly questioned if there would be any maintenance done and if there would be any noise.

Mr. Loughran stated that he did not intend to do any repairs. He further stated that the RV does not have a generator.

Commissioner Kelly asked if the neighbor was concerned since it is so close to his property.

Mr. Loughran reported that there is 10 feet to the home to the west.

At 7:10 p.m. Chairperson Meyer opened the public hearing to anyone wishing to present public comment.

Mr. Rich Venom, Darien questioned the sale of the home and if the driveway could be used as a patio.

Chairperson Meyer stated that they will consider this when making the motion and that it will be used for RV storage only.

Mr. Thomasz Natanek, the homeowner to the west stated that the petitioners are good neighbors and that his camper is new and nice. Mr. Natanek stated that he was concerned if new homeowners come in and park a truck.

Chairperson Meyer suggested limiting the parking to seasonal.

Mr. Natanek stated that there is less than a foot from his property and was concerned about hitting the RV with his lawn mower.

Commissioner Mallers stated that there is plenty of room and that the RV will be on concrete. He stated that there shouldn't be an issue.

Commissioner Kelly stated that presently it is not an eyesore but it may be an issue later.

Commissioner Mallers suggested limiting the size in the motion.

Commissioner Gay questioned why the petitioner left grass between the garage. He stated that it seems to make more sense to pave the area to the garage.

Mr. Loughran stated that he is going to work with contractor.

Commissioner Cortez questioned if the shed and shrubs will be removed.

Mr. Loughran stated that they will be removed.

Chairperson Meyer questioned if the storage will be year round.

Mr. Loughran stated that the purpose of the driveway is to store the RV year round. He stated that he has a cover for the winter but will probably not take it out after November.

Mr. Manning reported that he received correspondence from Mr. Bob Grember, 1009 71st Street stating that he was not in favor of the proposal. Mr. Manning reported that Mr. Grember stated that the lots were created intentionally with narrow side yards and not for storage.

Commissioner Kiefer stated that there are already a number of side pads that the City has granted.

There was no one else in the audience wishing to present public comment and Chairperson Meyer closed the public hearing at 7:25 p.m.

Commissioner Mallers made a motion and it was seconded by Commissioner Kiefer to recommend approval to the City Council of petition PZC 2016-09 at 1017 71st Street for side yard variation for storage of RV as presented based on our findings of fact in regards to the Variation Authority and Standards.

Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 8-0. Commissioner Ritzert was not present.

Mr. Manning reported that this would be forwarded to the Municipal Services Committee on Monday, September 26th at 6:30 p.m.

B. Public Hearing PZC 2016-10: 17W615 N. Frontage Road (R&R Motor Homes) Petitioners Arthur N. Dallner Trust (owner) and Zach Radovan (contract purchaser) seek approval to rezone the property to 8-3 (after annexation), grant a special use for motor home rental, maintenance, and sales in the 8-3 zoning district, and to grant variations to reduce lot area, reduce side yard for the principal building, exceed square foot size for accessory building, reduce side yards for parking lot, reduce driveway setback, reduce driveway width, reduce driveway turning radius, reduce parking stall depth, delete parking curb, and reduce landscaping.

Mr. Steven Manning, City Planner reported that R7R Motor Homes has a RV business primarily to rent large driving RV campers but also to sell used campers and do minor mechanical maintenance. He reported that the contract purchaser and petitioners Renata and Zach Radovan are proposing to convert the existing house into an office for the business and pave areas for parking and storage of approximately 12 RV's. Mr. Manning reported that no exterior lighting or signage has been proposed and that they are proposing to develop the business in phases.

Mr. Manning reported that he received correspondence from the Tri-State Fire Protection District Fire Marshall stating that the Fire District has an issue with the driveway and that it is too small and that they would like one fire hydrant on the property.

Ms. Renatta Zach, petitioner and Mr. Steven Daul, Morris Engineering were present.

Mr. Daul stated that the Committee received the plans in the packet. He stated that they agree with the City's recommendations and fire review.

Mr. Daul stated that they are near a wetland buffer and that they are trying to extend the turning radius and keep the drive narrow to minimize the wetlands. He stated that this approval will come from IDOT.

Mr. Manning reported that there is a daycare center across the street with one drive in and one out. He stated that there is some traffic early and late in the day but no visible traffic congestion

Mr. Manning stated that he did not ask for a traffic study. He stated that staff is concerned if the RVs will be able to go in and out.

Mr. Daul stated that they have tested the largest RV and that they had no difficulty. He further stated that there will be full access around the building and that the RVs are shorter wheel based and easier to turn.

Commissioner Cortez stated that the street is curved and suggested some type of signage or there will be issues.

Mr. Daul stated that they did not have jurisdiction regarding signage on the road.

Commissioner Mallers stated that there are presently a lot of vehicles that use the street now and a landscaping company there as well with a lot of larger vehicles. He questioned what type of business they are proposing.

The petitioner stated that they will be selling old RV units and rentals. She stated that there will be no repairs on site and that they will be open spring to fall from 9-5 Monday through Saturday and closed on Sunday. She further stated that they will be using the building for office space but updating the interior.

Chairperson Meyer questioned if there will be a mechanic on site.

The petitioner stated that they have a mechanic in Romeoville and that they will only be doing minor things like changing carpeting, repairing appliances, etc. and that they will use the building during the winter months.

Chairperson Meyer questioned if the 38 foot RV will make the turn.

Mr. Manning stated that there is room for a 37.5 feet. He stated that the street is under IDOT and that they will ask to widen it.

Commissioner Laratta stated that there are a lot of variations and maybes. He questioned if there would be refueling on site.

Mr. Daul stated that there will be no refueling on site and that the petitioner will operate as is. He stated that they wanted to show the City the phases and put up a wish list that is reasonable and respectful of Darien. He further stated that they wanted to layout all of the variations for the ultimate build out.

Commissioner Mallers stated that the motion could include "subject to approval".

Commissioner Kiefer stated that there is not a lot that can be done with that piece of property and that some of the variations are reasonable requests. He also stated that the pickup and drop off would not conflict too much with traffic.

Commissioner Mallers questioned the timing of the proposal.

Mr. Daul stated that they are setting the ultimate build out 5-15 years but that the owners would like to accelerate it.

Commissioner Mallers questioned the number of employees.

The petitioner stated that presently she is working by herself but that she is anticipating one or two more employees.

Commissioner Gay questioned signage and the asphalt parking lot.

Mr. Daul stated that they are complying with the signage requirements and that the parking will be bituminous.

Commissioner Laratta stated that he was still uncomfortable with the variations.

Mr. Daul stated that they looked at the existing use of the parcel and that you take the good with the bad. He stated that they will end up with a very small parcel and will be in full compliance and feel that aesthetically it will work.

At 7:53 pm Chairperson Meyer opened the meeting to anyone wishing to present public comment.

Mr. Rich Venom stated that he lives in the Mystic Trace townhomes. He stated that with the hotel there is unbelievable traffic on Frontage Road. He suggested that the City and petitioner look into an activated stop light.

Mr. Manning stated that IDOT places stop lights where warranted.

Mr. Paul Schoenbeck, 1000 N. Frontage Road stated that he owns the business in the NW corner and that this proposal will be better than what is there now. Mr. Schoenbeck stated that he worked with IDOT and suggested adding curb and gutter. He further stated that there is a lot of traffic mostly on the weekend and suggested a three-way stop sign.

Mr. Schoenbeck stated that there is public storage in the area and that there are semi-trucks and contract vehicles constantly backing out.

Mr. Manning reported that the packet included a letter from the City Engineer Dan Lynch regarding the preliminary meeting with DuPage with regard to the wetlands. He stated that the County provided a verbal and that they will most likely approve and then adjust to widen the driveway.

There was no one else wishing to present public comment and Chairperson Meyer closed the public hearing at 8:03 p.m.

Commissioner Laratta stated that there are three governing bodies that need to approve this proposal and adding more conditions adds more of a road block.

Commissioner Laratta made a motion and it was seconded by Commissioner Mielkus to approve petition PZC 2016-10 for B-3 zoning, special use, and variations as presented based on findings of fact in regards to the Zoning Map Amendment Standards, the Special Use Standards, and the Variation Authority and Standards; subject to:

- 1. Conditional re-design of the site plan to widen the driveway to 24 feet**
- 2. Conditional increase the turning radius of the driveway at the street to at least 27.6 feet pending review and approval by IDOT**
- 3. Conditional lengthening the RV parking stalls to 38 feet**
- 4. Conditional pending review and approval of storm water and wetland plans by DuPage County**
- 5. Conditional pending review and approval of the well and septic plans by DuPage County**
- 6. Conditional pending review and approval of final engineering plans by the City**

Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 8-0. Commissioner Ritzert was not present.

Mr. Manning reported that this would be forwarded to the Municipal Services Committee on Monday, September 26th at 6:30 p.m.

CORRESPONDENCE

None.

NEW BUSINESS

None.

MINUTES

Commissioner Kiefer made a motion and it was seconded by Commissioner Mielkus to waive the reading of the June 15, 2016 Regular Meeting Minutes.

Upon roll call vote, the motion CARRIED UNANIMOUSLY 8-0. Commissioner Ritzert was not present.

Commissioner Kiefer made a motion and it was seconded by Commissioner Mallers to approve the June 15, 2016 Regular Meeting Minutes.

Upon roll call vote, the motion CARRIED UNANIMOUSLY 8-0. Commissioner Ritzert was not present.

NEXT MEETING

Mr. Manning announced that the next meeting is scheduled for Wednesday, September 21, 2016 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Mallers made a motion and it was seconded by Commissioner Gay. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 8:20 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

**Elizabeth Lahey
Secretary**

**Beverly Meyer
Chairman**

Development Description

The Petitioner's plan shows a proposed 10 foot wide by 25 feet long concrete pad located in the north side yard along the house about 1.5 feet away from the house wall. The north side yard is about 11.5 feet wide. There is an existing chain link fence around the side and rear yards. The owner's boat and trailer are now stored on the driveway, which is about 16 feet wide.

See attached photos.

Plan Review Comments

The side yard of this house and most houses on this block were originally designed and built with minimum side yards at 10 foot wide, which negates the option of storing RV's in side yards and conforming to the 5 foot setback requirement. Storing RV's in rear yards would reduce the useable space in the rear yards, which for this house is about 40 feet deep by 75 feet wide and a setback variation would still be needed to run a driveway around to the rear yard.

The house to the north is 7214 Bayberry. Since it is on the cul-de-sac, it is setback about 38 feet further than the Dietrich house at 7218 Bayberry. It has a side yard of 15.4 feet adjacent to the 11.5 feet side yard of the Dietrich house. *See attached plat.* The result would be a somewhat awkward situation where the proposed boat storage area would be along the front yard of the neighbor's house. The impact in terms of reduced light, air, and noise would probably be slight.

Mr. Dietrich has not proposed landscaping and/or a solid fence as screening.

Recommended Motion

To recommend approval to the City Council of petition PZC 2016-12 at 7218 Bayberry Lane for side yard variation for boat storage as presented based on our findings of fact in regards to the Variation Authority and Standards.

Decision Mode

Planning and Zoning Commission: September 21, 2016
Municipal Services Committee: September 26, 2016
City Council: October 3, 2016

CITY OF DARIEN, ILLINOIS, Community Development Department

Staff Use Only	
Case No.:	P2C 2016-12
Date Received:	8/31/16
Fee Paid:	\$360.00
Check No.:	141
Hearing Date:	9/21/16

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

PETITIONER INFORMATION

John Dietrich
Petitioner's Name

Same
Contact Name

7218 Bayberry Ln Darien IL 60561
Address, City, State, Zip Code

630-724-1901
Phone #

None
Fax #

JRO5AD@comcast.net
Email

PROPERTY INFORMATION

7218 Bayberry Ln, Darien IL 60561
Property address

0928114032
PIN(s)

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

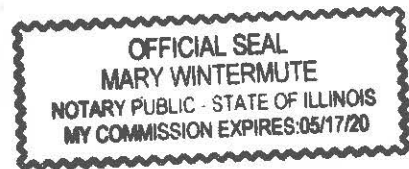
A Variance from ordinance SA-11-3 to establish a 28'x10' parking pad on the north side of the property with a zero inch setback from the north lot line (see attached detailed request)

I, John Dietrich, 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 31 day of August, 2016

[Signature]
Notary Public



Petition for Driveway Side Setback Variance

Homeowners: John and Sharon Dietrich

Residence: 7218 Bayberry Lane, Darien, IL 60561 (PIN 0928114032)

Ordinance: 5A-5-11: RECREATIONAL VEHICLE, TRAILERS, AND SNOW PLOW REGULATIONS

The storage and parking of trailers, tow dollies, snow plow blades, boats, boat trailers, mobile homes, travel trailers, campers, off road vehicles, personal watercraft and other recreational vehicles as defined by the Illinois vehicle code, herein referred to as recreational vehicles, shall be as follows:

- A. Storage And Parking Of Recreational Vehicles: One recreational vehicle, or one boat on a trailer, or one trailer with up to two (2) personal recreational vehicles, one trailer, one tow dolly or one snow plow blade, when not attached to a vehicle, may be stored outside an enclosed structure within a rear or interior side yard only, subject to the following:
1. Recreational vehicles may be parked within a front or corner side yard, on a driveway, under the following conditions:
 - a. For loading, unloading, cleaning, and related activities for a period not exceeding three (3) consecutive days
 3. The recreational vehicle shall not exceed thirty-five feet (35') in length and eight feet (8') in width except that boats shall not exceed twenty-five feet (25') in length and ten feet (10') in height, exclusive of antennas, masts, or other accessories.
 4. All such recreational equipment must be kept in good repair and carry a valid current year's license and/or registration.
 5. All recreational vehicles shall be parked or stored on an asphalt, concrete or other hard surface material which meets the setback requirement for driveways set forth in subsection 5A-11-3(A) 4 of this title. (Ord. 0-20-14, 7-7-2014)

Compliance Issue: The width of said residence and the position of the dwelling on the property do not allow the homeowner establish the required parking pad to abide by the ordinance of parking their boat on an interior side yard.

- The south side yard is only accessible from the front yard and contains all incoming utilities and HVAC equipment along with two sub-basement window wells.
- The north side yard has 106 inches of clearance between the north edge of the dwellings ornamental extension and the north lot line, and 135 inches from the structural north side of the garage to the north lot line
 - The homeowners boat is 102 inches in width
- The boat is required parked on a hard service with a five-foot minimum setback from the property line.
 - The minimum setback will not allow for a hard surface required to access the north side yard or to establish a parking pad
- Undue hardship to homeowner to acquire seasonal storage
 - Seasonal storage will cost homeowner \$450.00 for six month
 - Seasonal storage is only accessible during daylight hours when facility is staffed
 - Access to boat requires one hour to retrieve and an additional hour to return
 - Impact to the homeowners ability to utilizes and maintain the boat

Requested Variance: A variance from ordinance 5A-11-3 for residence at 7218 Bayberry Lane, Darien, IL 60561 to establish a 25'x10' parking pad on the north side of the property with a zero inch setback from the north lot line

- The homeowner must remove 25 feet of residential fence along the north lot line and move the gate back 25 feet.
- The homeowner must also remove or modify the ornamental extension on the north front of the garage
- The homeowner has owned a boat since purchasing the residence in Darien in January of 2006 and seasonally parked a boat on the driveway without complaint
- The current complaint stems from a homeowner on a different block who received a complaint about the parking of a motor home, then reported to the 3rd ward alderman the existence of other recreational vehicles in the area

The homeowner plans to retain grass from the front edge of the parking pad to the public sidewalk in front of the parking pad between the current driveway and the North lot line, and retain a fifteen-inch landscape bed between the North garage wall and the edge of the parking pad. These design elements will allow for proper drainage of the parking pad with no impact to surrounding dwellings.

The installation of the parking pad will not adversely, effect neighboring properties, alter the existing property, or alter the essential character of the neighborhood. Additionally the parking pad will not impact neighboring light and air supply, increase congestion or fire danger, or endanger the public.

7218 Bayberry Ln

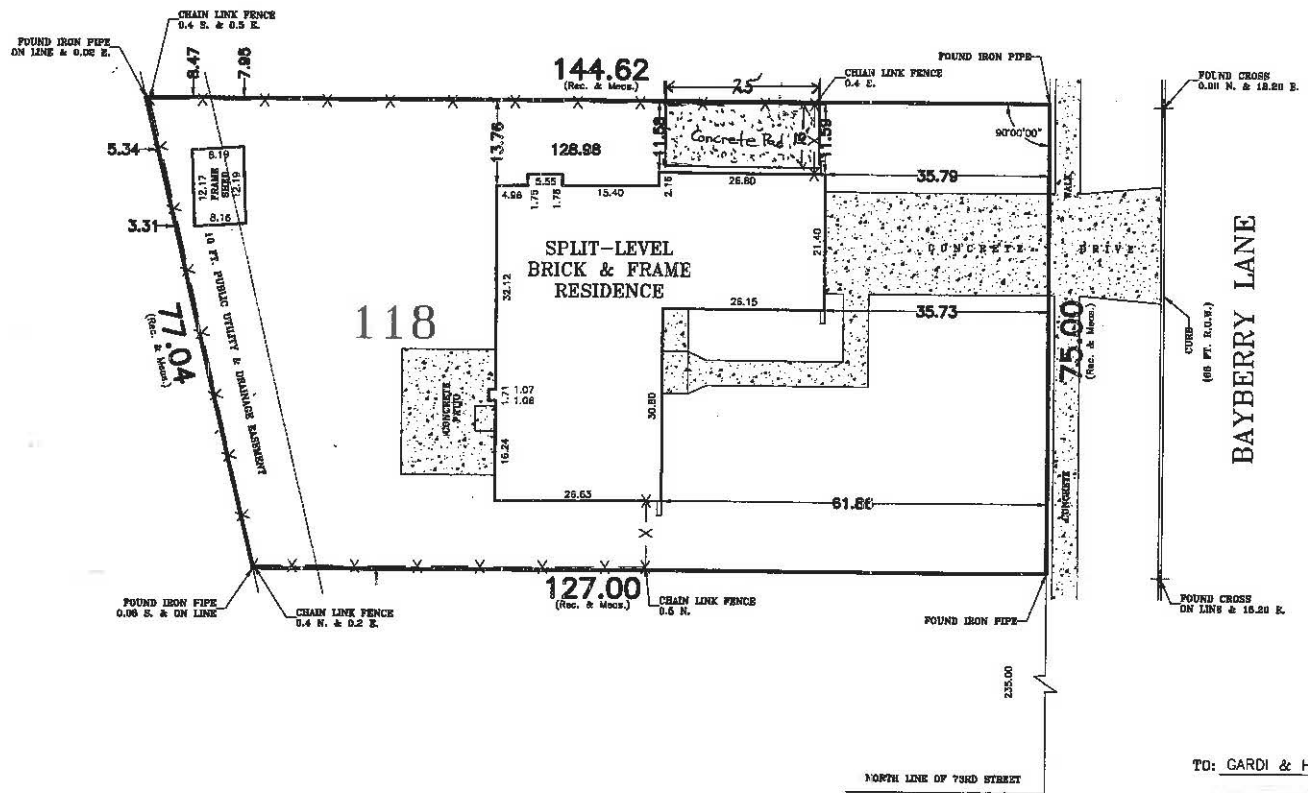
PLAT OF SURVEY

OF LOT 118 IN GALLAGHER AND HENRY'S BROOKHAVEN MANOR UNIT 7, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1975 AS DOCUMENT R75-45343, IN DUPAGE COUNTY, ILLINOIS

ADDRESS: 7218 BAYBERRY LANE, DARIEN, ILLINOIS



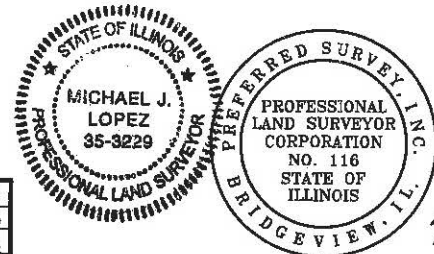
SCALE: 1" = 20'



TO: GARDI & HAUGHT, LTD.

THIS IS TO CERTIFY THAT WE, PREFERRED SURVEY, INC., ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION NO. 116 HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THAT SURVEY. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. PROPERTY CORNERS ARE SET OR NOT BY CLIENT AGREEMENT. MY LICENSE RENEWS ON NOVEMBER 30, 2006. GIVEN UNDER OUR HAND AND SEAL AT BRIDGEVIEW, ILLINOIS, THIS

6TH DAY OF DECEMBER A.D. 2005



[Signature]
P.S.I. NO. 0566511

ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION #116

FLD CREW CR/MM
CAD AA



PREFERRED SURVEY, INC.

7845 W. 78TH STREET, BRIDGEVIEW, IL, 60455
Phone 708-458-7845 / Fax 708-458-7855

Professional Design Registration #184-002705	
Field Work Completed	12/05/05
Land Area Surveyed	10,185.8 Sq. Ft.
Drawing Revised	

7214 Bayberry Lane = Lot 119 = Lot -031

JOSEPH M. DE CRAENE
ILLINOIS LAND SURVEYOR
8710 SKYLINE DRIVE
BURR RIDGE, IL 60521
(708) 788-0880

Plat of Survey



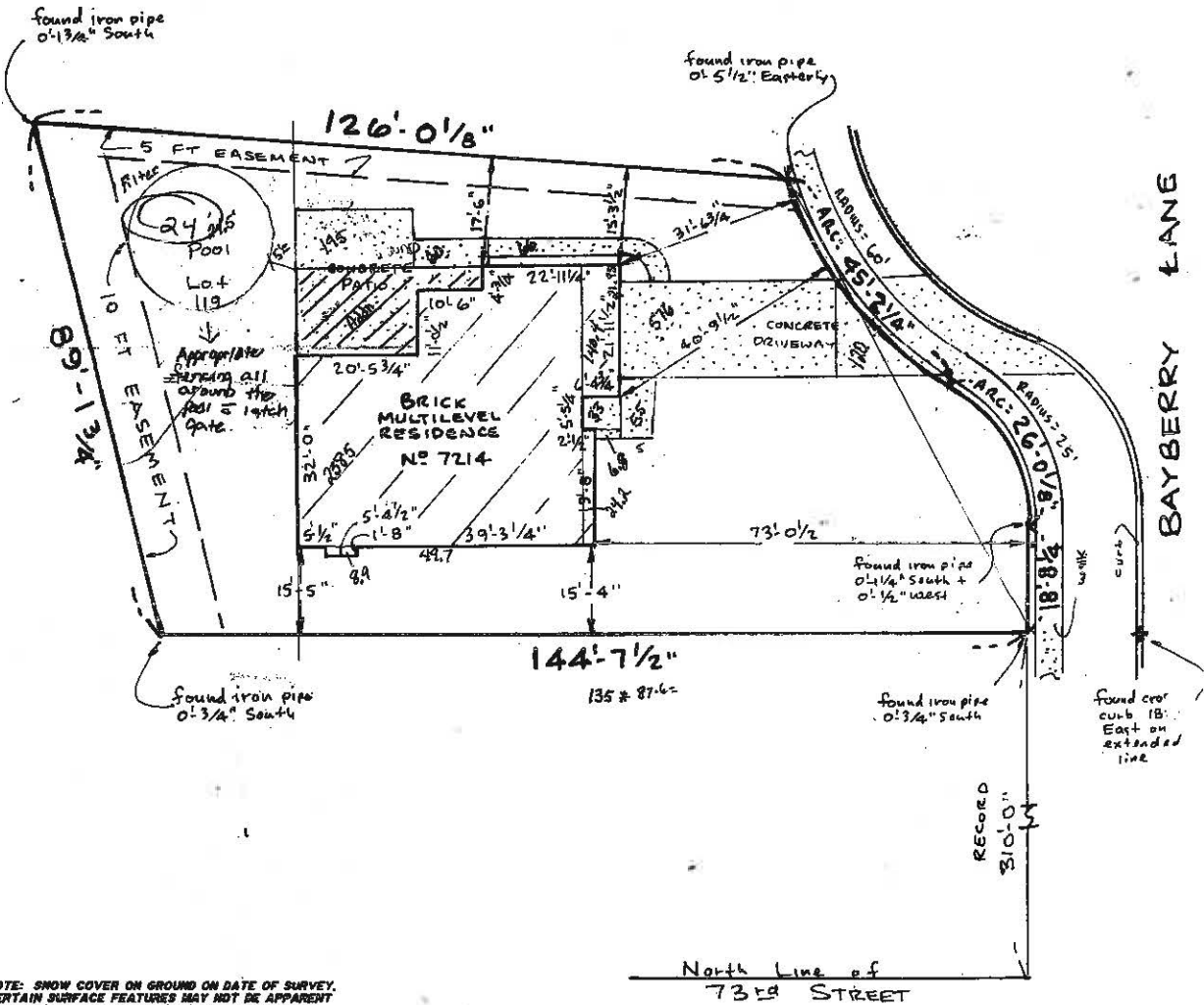
LOT 119 IN GALLAGHER AND HENRY'S BROOKHAVEN MANOR, UNIT 7, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1975, AS DOCUMENT R75-45343, IN DUPAGE COUNTY, ILLINOIS.

Planning Review
6-14-03 M.P.

- pool - include decking around the pool?
- min. 5' separation between house + pool;

new yard = $33.8 \times 89.1 = 3011.6 \text{ sq ft}$
 $36\% = 1083.5 \text{ sq ft}$

(24') pool = 452.5 sq ft
 $57\% \text{ of } 791.3 \text{ sq ft}$



NOTE: SNOW COVER ON GROUND ON DATE OF SURVEY. CERTAIN SURFACE FEATURES MAY NOT BE APPARENT TO SURVEYOR AND MAY NOT BE SHOWN HEREON.

- NOTES:
- Check for encroachments, building lines and other restrictions, if any; not shown hereon.
 - Check legal description hereon against deed.
 - Scale hereon may be approximate in certain areas, do not scale from plat.
 - Compare all information shown before use.
 - Survey plat not valid unless embossed impression of surveyor's seal is affixed hereon.



STATE OF ILLINOIS } 28
COUNTY OF DU PAGE

I HEREBY CERTIFY THAT I HAVE SURVEYED PROPERTY DESCRIBED HEREON.

DATE: JANUARY 18 A.D. 2003

Joseph M. De Craene
ILLINOIS LAND SURVEYOR NO. 3478

ORDERED BY: ROBERT M. CLAES LTD

ORDER NO. 921215



DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Wheaton, IL 60187

Ph# 1(630)407-5000
Email gis@dupageco.org
DuPage Maps Portal
<http://dupage.maps.arcgis.com/home>

This map is for assessment purposes only.
DuPage Maps Portal
<http://dupage.maps.arcgis.com/home>


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7218 Bayberry Lane = Lot 118 = Lot -032

7218 Bayberry Lane - looking southwest



7218 Bayberry Lane - looking west





CITY OF DARIEN

In the County of DuPage and the State of Illinois
Incorporated 1969

VARIATION AUTHORITY & STANDARDS

Zoning Code Section 5A-2-2-3 (A): Authority

In cases where there are practical difficulties or particular hardships in the way of carrying out the strict letter of any of the regulations adopted by this Title, the City Council may, by ordinance, determine and vary the application of such regulations.

Zoning Code Section 5A-2-2-3 (G): Standards

The City shall not vary the provisions of this Title unless findings of fact have been made on the following:

1. Whether the purpose of the variation is not based primarily upon a desire to increase financial gain and the general character of the property will be adversely altered.
2. Whether the overall value of the property will be improved and there will not be any potential adverse effects on the neighboring properties.
3. Whether the alleged need for the variation has been created by any person presently having a proprietary interest in the premises.
4. Whether the proposed variation will impair an adequate supply of light and air in adjacent property, substantially increase congestion in the public streets, increase the danger of fire or endanger the public safety.
5. Whether the proposed variation will adversely alter the essential character of the neighborhood.

Documents Submitted

1. Plat of Survey, by Donald E. Rericka, dated 12/10/02
2. Final Plat of Subdivision, First Addition to Marco Estates (2 pages), by Engineering Resource Associates, Inc., dated 8/4/16
3. Master Grading Plan, First Addition to Marco Estates (2 pages), by Engineering Resource Associates, Inc., dated 8/4/16

Development Description

The proposal would subdivide Lot 7 in to three lots. The existing driveway is located westerly from the house to Bailey Road, which would cross the backyard of the proposed Lot 1. The existing barn and walkways to the barn would be on the proposed Lot 3 and the petitioners are proposing their demolition. New drainage and utility easements are proposed along the property lines on the three lots along with new drain tile to storm sewers to the detention pond.

Plan Review Comments

The three new lots would conform to R-2 zoning standards, except the existing house, deck and pool structures would be in the new 35 foot front yard of the proposed Lot 2 fronting Marco Court. Therefore, front setback variations are requested. The petitioner is agreeable to moving the existing driveway to the north end of Lot 1, thus making the backyard of Lot 1 more usable. The petitioner is agreeable to having the new driveway for the house on Lot 1 access Marco Court, thus reducing vehicle turning movements and potential congestion on the Bailey Road collector. The detention pond south of Marco Court was originally designed to handle the stormwater for two more lots, thus it is acceptable as is. The petitioner has agreed to revise their drawings as recommended in the attached letter from Dan Lynch, City Engineer.

Recommended Motion

To recommend to the City Council to approve petition PZC 2016-11 for final plat of subdivision of Marco Estates First Addition and front setback zoning variations for the existing house, deck and pool structures on Lot 2 as presented based on our findings of fact in regards to the Zoning Variation Authority and Standards, subject to:

1. Relocate existing driveway to the north end of Lot 1
2. Locate new driveway serving Lot 1 to Marco Court, not Bailey Road
3. Demolish barn and walkways on Lot 3 and easements prior to recording plat
4. Sanitary and Drainage Certificates to be approved by DuPage County
5. Revisions to the final plat and engineering plans to be approved by City Engineer.

Decision Mode

Planning and Zoning Commission:	September 21, 2016
Municipal Services Committee:	September 26, 2016
City Council:	October 3, 2016

CITY OF DARIEN, ILLINOIS, Community Development Department

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

PETITIONER INFORMATION

SPANO, MARK A & RONA

Petitioner's Name

RONA SPANO

Contact Name

8225 BAILEY RD, DARIEN IL 605615388

Address, City, State, Zip Code

630 542 3635

Phone #

Fax #

rospano@me.com

Email

PROPERTY INFORMATION

8225 BAILEY RD, DARIEN, 60561

Property address

09-33-213-023

PIN(s)

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

SPANO, MARK A & RONA

Owner's Name

8225 BAILEY RD, DARIEN IL 605615388

Address, City, State, Zip Code

(312) 421-2754

Phone #

marks@csjbunion.org

rospano@me.com

Email

1.21

Acreage

Darien R2

Zoning

REQUEST

Brief description of the request(s):

Variation

Simple Variation

Special Use

Rezoning

Proposed 3-lot residential subdivision requesting variances for 1) front setback of Lot 2. This is an existing house. 2) Accessory structure (pool) in front yard of Lot 2. This is an existing pool.

I, MARK A SPANO, 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 5 day of Aug, 20 16

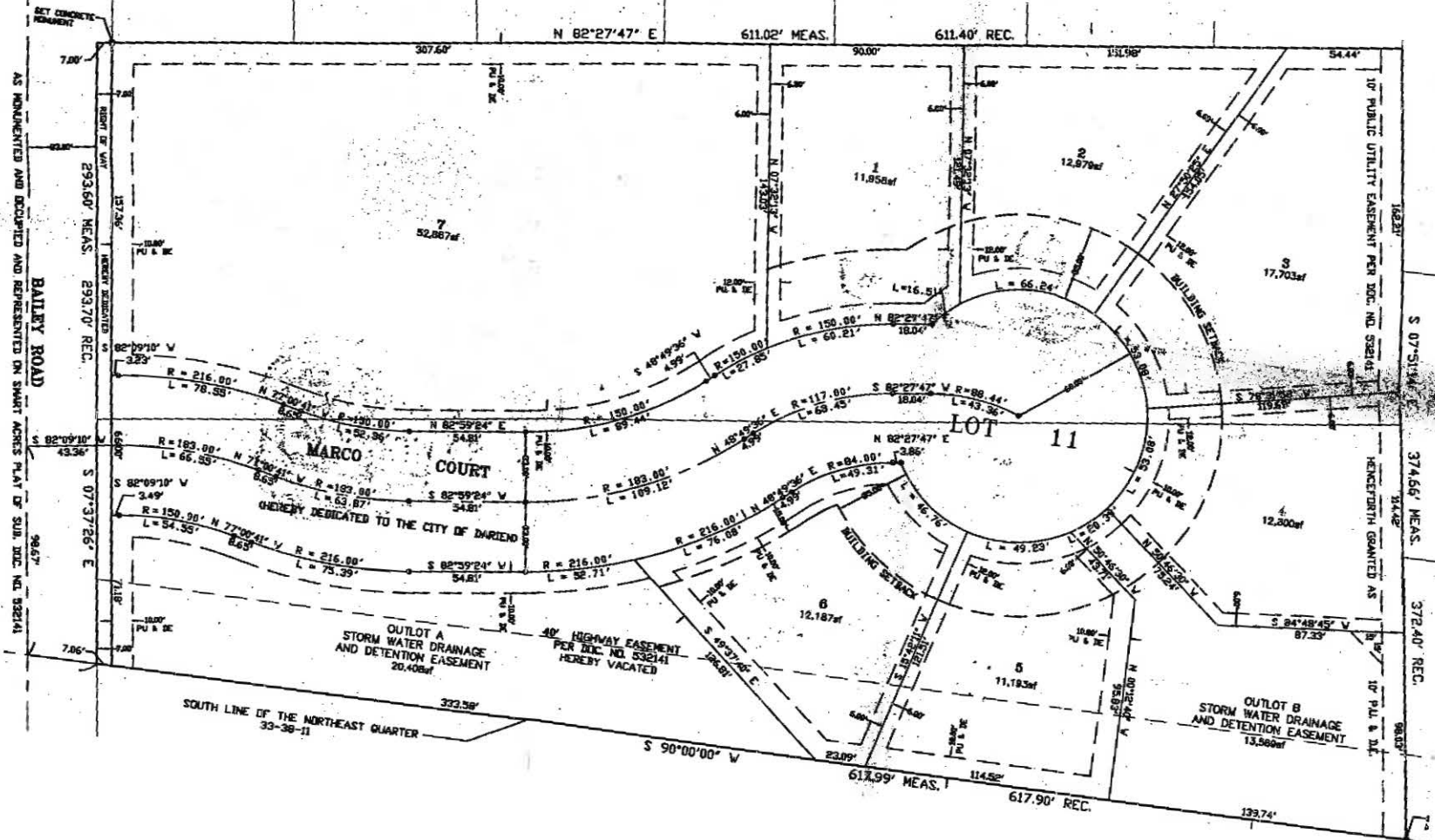
Notary Public [Signature]
Official Seal
Kelly Killeen
Notary Public, State of Illinois
My Commission Expires 06/05/2020

Staff Use Only	
Case No.:	
Date Received:	8/5/16
Fee Paid:	\$2,640.
Check No.:	1271
Hearing Date:	9/21/16

FINAL PLAT OF SUBDIVISION MARCO ESTATES

BEING A SUBDIVISION OF LOT 11 IN SMART ACRES, A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

SMART OAKS GLEN
UNIT 2
DOC. NO. R97-31495



L
09-33



DuPage County
 Information Technology Department / GIS Division
 421 N County Farm Rd.
 Wheaton, IL 60187

Ph# 1(630)407-5000
 Email: gis@dupageco.org
 DuPage Maps Portal
<http://dupage.maps.arcgis.com/home>

This map is for assessment purposes only.

DuPage Maps Portal
<http://dupage.maps.arcgis.com/home>


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AREA LAND USE AND ZONING

AREA LAND USE AND ZONING			
	Development: Marco Estates First Addition		
ADDRESS	NAME	USE	ZONING
	Pinehurst	single family residential	R-3 PUD
	Smart Oaks Glen	single family residential	R-2
8180 Cass Avenue	Glen Oaks Office Park	offices	O
Darien Path Way	Darien Path Townhomes	townhouse residential	R-3 PUD
8230 Cass Avenue	Alpine Banquets	banquet hall	B-3
8226 Cass Avenue	Shell	gas station	B-3
N. Frontage Road	Our Lady of Mt. Carmel	church	R-1
Bailey Road	Society of Mt. Carmel	religious residences, shrine	R-3 PUD
	Carriage Way West	single family residential	R-3 PUD
	Carriage Greens	golf course	R-3 PUD
Marco Court	Marco Estates	single family residential	R-2



Marco Estates First Addition = Lot 7 = Lot -023

DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Wheaton, IL 60187

Ph# 1(630)407-5000
Email gis@dupageco.org
DuPage Maps Portal
<http://dupage.maps.arcgis.com/home>

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DuPage Maps Portal:
<http://dupage.maps.arcgis.com/home>


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LOT SIZES			
	Development:	Marco Estates First Addition	
	Zoning District:	R-2	
SUBDIVISION	ADDRESS	LOT NUMBER	SQUARE FEET
Marco Estates	1360 Marco Court	1	11,958
	1350 Marco Court	2	12,979
	1340 Marco Court	3	17,703
	1335 Marco Court	4	12,800
	1345 Marco Court	5	11,193
	1355 Marco Court	6	12,187
	8225 Bailey Road	7	52,867
Marco Estates First Addition	Marco Court	1	13,664
	Marco Court	2	27,018
	Marco Court	3	12,185
Smart Oaks Glen Unit 2	1395 Chapman Drive	34 + Outlot B	10,625 + 5,525
	1385 Chapman Drive	33	13,094
	1375 Chapman Drive	32	12,112
	1365 Chapman Drive	31	10,404

Donnie

CITY OF DARIEN

DU PAGE COUNTY, ILLINOIS

ORDINANCE NO. 0-33-02

**AN ORDINANCE APPROVING
A REZONING FROM R-1 SINGLE-FAMILY TO
R-2 SINGLE-FAMILY RESIDENTIAL;
FINAL PLAT OF SUBDIVISION AND
FINAL ENGINEERING**

(PC 2002-09: Marco Estates Subdivision, 8225 Bailey Road)

**ADOPTED BY THE
MAYOR AND CITY COUNCIL
OF THE
CITY OF DARIEN**

THIS 7th DAY OF OCTOBER, 2002

**Published in pamphlet form by authority of
the Mayor and City Council of the City of
Darien, DuPage County, Illinois, this 9th
day of October, 2002.**

**AN ORDINANCE APPROVING
A REZONING FROM R-1 SINGLE-FAMILY TO
R-2 SINGLE-FAMILY RESIDENTIAL;
FINAL PLAT OF SUBDIVISION AND
FINAL ENGINEERING**

(PC 2002-09: Marco Estates Subdivision, 8225 Bailey Road)

WHEREAS, the City of Darien is a home rule unit of local government pursuant to the provisions of Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of local government, the City may exercise any power and perform any function pertaining to its government except as limited by Article VII, Section 6;

WHEREAS, the property described in Section 1 of this Ordinance (the "Subject Property") is currently zoned R-1 Single-Family Residential;

WHEREAS, the owner of the Subject Property has petitioned the City to rezone the Subject Property from R-1 Single-Family Residential to R-2 Residential and to approve a final plat of subdivision and final engineering plans; and

WHEREAS, pursuant to notice published as provided for by law, the Darien Plan Commission conducted a public hearing on the proposals on August 7, 2002; and

WHEREAS, the Plan Commission has filed its recommendations with the City Council;
and

WHEREAS, the Planning/Development Committee has reviewed the petition at its August 26, 2002, meeting and filed its recommendations with the City Council; and

ORDINANCE NO. 0-33-02

WHEREAS, the City Council has reviewed the findings and recommendations described above and now determines to approve the petition subject to the terms, conditions and limitations described below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, as follows:

SECTION 1: This Ordinance is limited and restricted to the property generally located at 8225 Bailey Road and legally described as follows:

BEING A SUBDIVISION OF LOT 11 IN SMART ACRES, A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PINs: 09-33-205-021 and 09-33-205-022

SECTION 2: The Subject Property is hereby rezoned from R-1 Single-Family Residential to R-2 Single-Family Residential.

SECTION 3: Final Plat of Subdivision Approved. Final plat of subdivision and final engineering approval is hereby granted to Marco Estates Subdivision, and the development shall proceed in accordance with the following approved plans:

- A. Final Engineering Plans, 8 sheets, that include the final plat of subdivision and engineering details, prepared by Engineering Resource Associates, Inc., dated July 15, 2002, latest revision dated September 9, 2002;
- B. Final Landscape Plan prepared by Ives/Ryan Group, Inc., dated August 7, 2002, latest revision dated September 24, 2002.

SECTION 4: Conditions. The following additional conditions apply:

- A. A permit from the DuPage County Sanitary District for the sanitary sewer is required;
- B. A permit from the Illinois Environmental Protection Agency (IEPA) for the water main extension is required;
- C. Overhead utilities along Bailey Road are required to be relocated underground in accordance with City of Darien standards;
- D. Modify the proposed Outlot B easement language to accommodate the proposed water main.

SECTION 5: The Mayor and Clerk are hereby authorized and directed to execute and attest respectfully the Marco Estates Subdivision.

SECTION 6: This ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the City of Darien that to the extent of the terms of this ordinance should be inconsistent with any non-preemptive state law, that this ordinance shall supercede state law in that regard within its jurisdiction.

SECTION 7: Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 7th day of October, 2002.

ORDINANCE NO. 0-33-02

AYES: 6 - Biehl, Hagen, Marchese, Poteraske, Tikalsky, Weaver

NAYS: 0 - None

ABSENT: 1 - Cotten

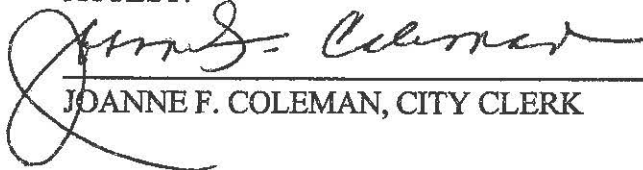
APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY,

ILLINOIS, this 7th day of October, 2002.



CARMEN D. SOLDATO, MAYOR

ATTEST:



JOANNE F. COLEMAN, CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY



CHRISTOPHER B. BURKE ENGINEERING, LTD.

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

August 25, 2016

REVISED August 26, 2016

City of Darien
1702 Plainfield Road
Darien, Illinois 60561

Attention: Steve Manning

Subject: Marco Estates First Addition
(CBBEL Project No. 95-323 H204)

Dear Steve:

As requested by email on August 17, 2016, we have reviewed the following documents:

- Final Plat of Subdivision First Addition to Marco Estates prepared by Engineering Resource Associates, Inc. and dated August 4, 2016.
- Master Grading Plan and Details prepared by Engineering Resource Associates, Inc. and dated August 4, 2016.
- Plat of Survey for Lot 7 of Marco Estates prepared by Engineering Resource Associates, Inc. and dated December 10, 2002.

The following comments shall be addressed before we can recommend approval:

Final Plat

1. Specify on the plat that iron pipes will be set at the new lot corners.
2. The easement provisions on the first page are different than the one on the second page within the owner's certificate. We suggest removing the easement provision from the first page.
3. An easement provision is needed for the proposed Ingress/Egress Easement across Lot 1. This should specify who has rights to use the easement, any restrictions, and who is responsible to maintain it.
4. On page two, provide a sanitary district certificate (DuPage Co. Public Works) and the Drainage Certificate as provided in City Code.
5. Add a note to the first page that Post Construction BMPs shall be provided for all new impervious area on Lots 1 and 3.
6. Add a note to the plat that Lot 1 shall not have driveway access to Bailey Road.

Grading Plan and Details

1. The storm sewer which will provide for the sump discharge for Lot 3 should be contained to the right of way with inlet 17 a 24" concrete catch basin with stub to the lot line for future connection.
2. The storm sewer on Lot 1 must use all concrete inlets and must also have an inlet at the north end.
3. Specify which trees are to be removed.
4. On Lot 3, clarify the limits of the pavers to be removed.

Plat of Survey

No Comments.

General Comments

1. We would think it to be very undesirable for future owners of Lot 1 to have the driveway for Lot 2 through the middle of their back yard. It is suggested that other options be considered.
2. We suggest that if approved, a condition in the ordinance be that all demolition on Lot 3 must be completed and restored prior to recording the plat.
3. Will the existing ownership of the Marco Estates Subdivision outlots be modified, or will each new lot have one third ownership of current Lot 7's ownership?
4. An abbreviated Stormwater Submittal must be provided. This can refer back to the original approval and verify that detention has been provided. Address how BMPs will be provided and include an engineer's estimate for improvements to be constructed under this subdivision.

If you have any questions, please do not hesitate to contact me.

Sincerely,



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



PZC 2016-11

Spano

Looking east along Marco Court







CITY OF DARIEN

In the County of DuPage and the State of Illinois
Incorporated 1969

VARIATION AUTHORITY & STANDARDS

Zoning Code Section 5A-2-2-3 (A): Authority

In cases where there are practical difficulties or particular hardships in the way of carrying out the strict letter of any of the regulations adopted by this Title, the City Council may, by ordinance, determine and vary the application of such regulations.

Zoning Code Section 5A-2-2-3 (G): Standards

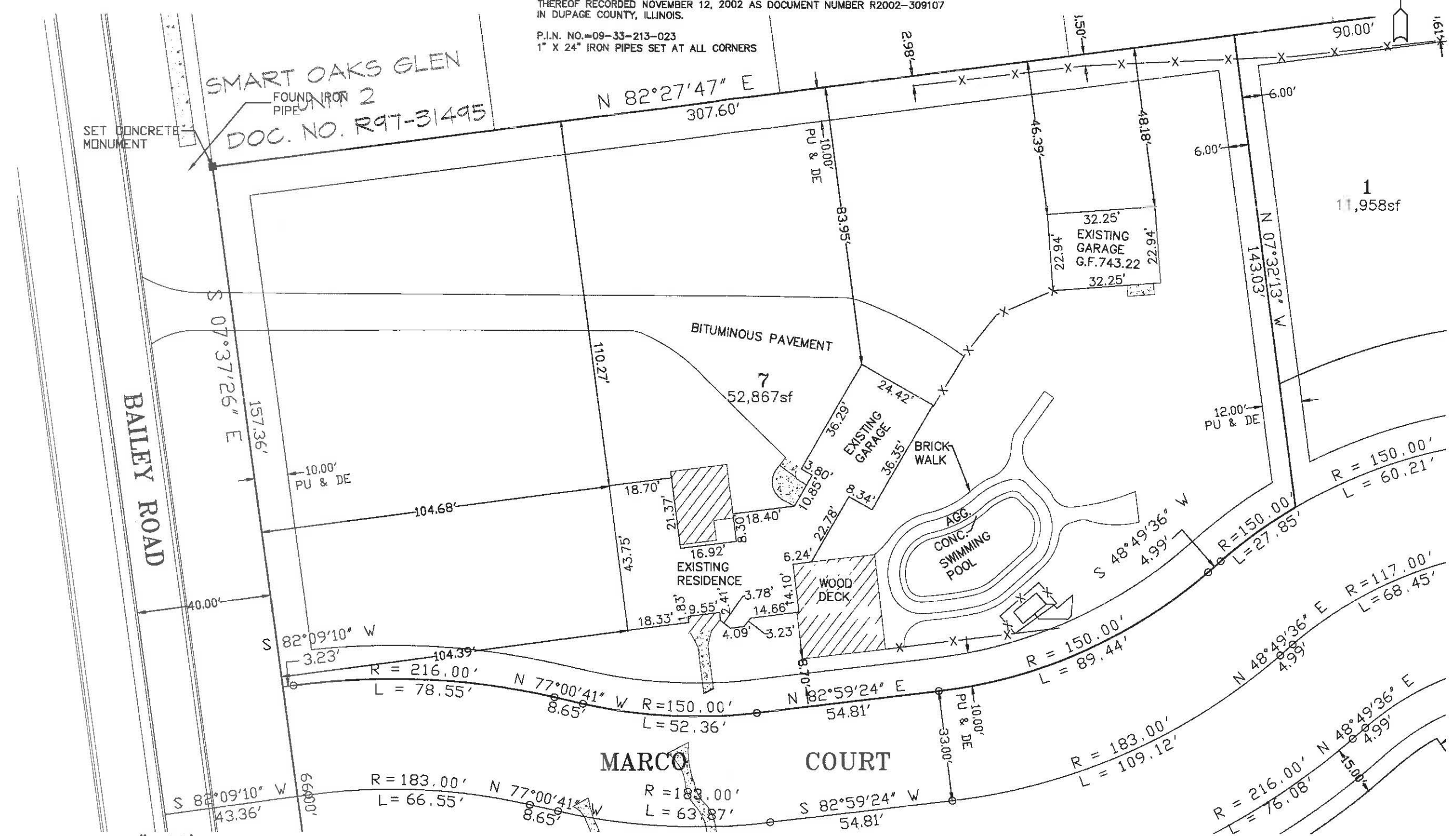
The City shall not vary the provisions of this Title unless findings of fact have been made on the following:

1. Whether the purpose of the variation is not based primarily upon a desire to increase financial gain and the general character of the property will be adversely altered.
2. Whether the overall value of the property will be improved and there will not be any potential adverse effects on the neighboring properties.
3. Whether the alleged need for the variation has been created by any person presently having a proprietary interest in the premises.
4. Whether the proposed variation will impair an adequate supply of light and air in adjacent property, substantially increase congestion in the public streets, increase the danger of fire or endanger the public safety.
5. Whether the proposed variation will adversely alter the essential character of the neighborhood.

PLAT OF SURVEY

LOT 7 IN MARCO ESTATES BEING A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 2002 AS DOCUMENT NUMBER R2002-309107 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. NO.=09-33-213-023
1" X 24" IRON PIPES SET AT ALL CORNERS



SCALE: 1"=20'



**ENGINEERING
RESOURCE
ASSOCIATES, INC.**
CONSULTING ENGINEERS
& SURVEYORS

214 WEST WILLOW AVENUE
WHEATON, ILLINOIS 60187
PHONE (630) 688-5995 FAX (630) 688-0893

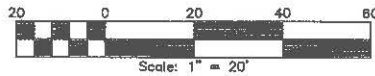
V:\SPANORONA\211108\SURVEY\LOT7.DWG

STATE OF ILLINOIS s.s.
COUNTY OF DUPAGE
I, DONALD E. RERICKA, HEREBY CERTIFY THAT
I HAVE SURVEYED THE ABOVE PROPERTY AND
THAT THE PLAT HEREON DRAWN IS A CORRECT
REPRESENTATION OF SAID SURVEY.
DATED AT WHEATON, IL
THIS 10th DAY OF DECEMBER A.D. 2002

ILLINOIS REGISTERED LAND SURVEYOR NO. 35-3465

RETURN RECORDED ORIGINAL TO:

CITY OF DARIEN
1702 PLAINFIELD ROAD
DARIEN, ILLINOIS 60561



FINAL PLAT OF SUBDIVISION FIRST ADDITION TO MARCO ESTATES

BEING A RESUBDIVISION OF LOT 7 IN MARCO ESTATES, A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

SURVEY NOTES

1. BASIS OF BEARINGS: BEARINGS BASED UPON THE RECORDED PLAT OF SUBDIVISION FOR "MARCO ESTATES"
2. LOCATIONS BASED ON FIELD SURVEY BY ENGINEERING RESOURCE ASSOCIATES, INC. 1" IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. DIMENSIONS SHOWN THUS: 50.25 ARE FEET AND DECIMAL PARTS THEREOF. ANGULAR DATA SHOWN THUS: 90° 00' 00" INDICATES DEGREES, MINUTES AND SECONDS.
4. ALL AREAS ARE MORE OR LESS.

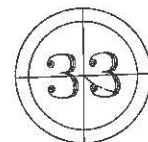
LEGEND

- SUBDIVISION BOUNDARY LINE
 - LOT LINE/PROPERTY LINE
 - CENTER-LINE
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - SET 1" DIAMETER IRON PIPE ENCASED IN CONCRETE
- (D) = DENOTES DEED DIMENSION
(M) = DENOTES MEASURED DIMENSION
(R) = DENOTES RECORD DIMENSION
PU & DE = DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT
FIP = DENOTES FOUND IRON PIPE
E = EAST
N = NORTH
S = SOUTH
SQ. FT. = SQUARE FEET
W = WEST
R.O.W. = RIGHT OF WAY

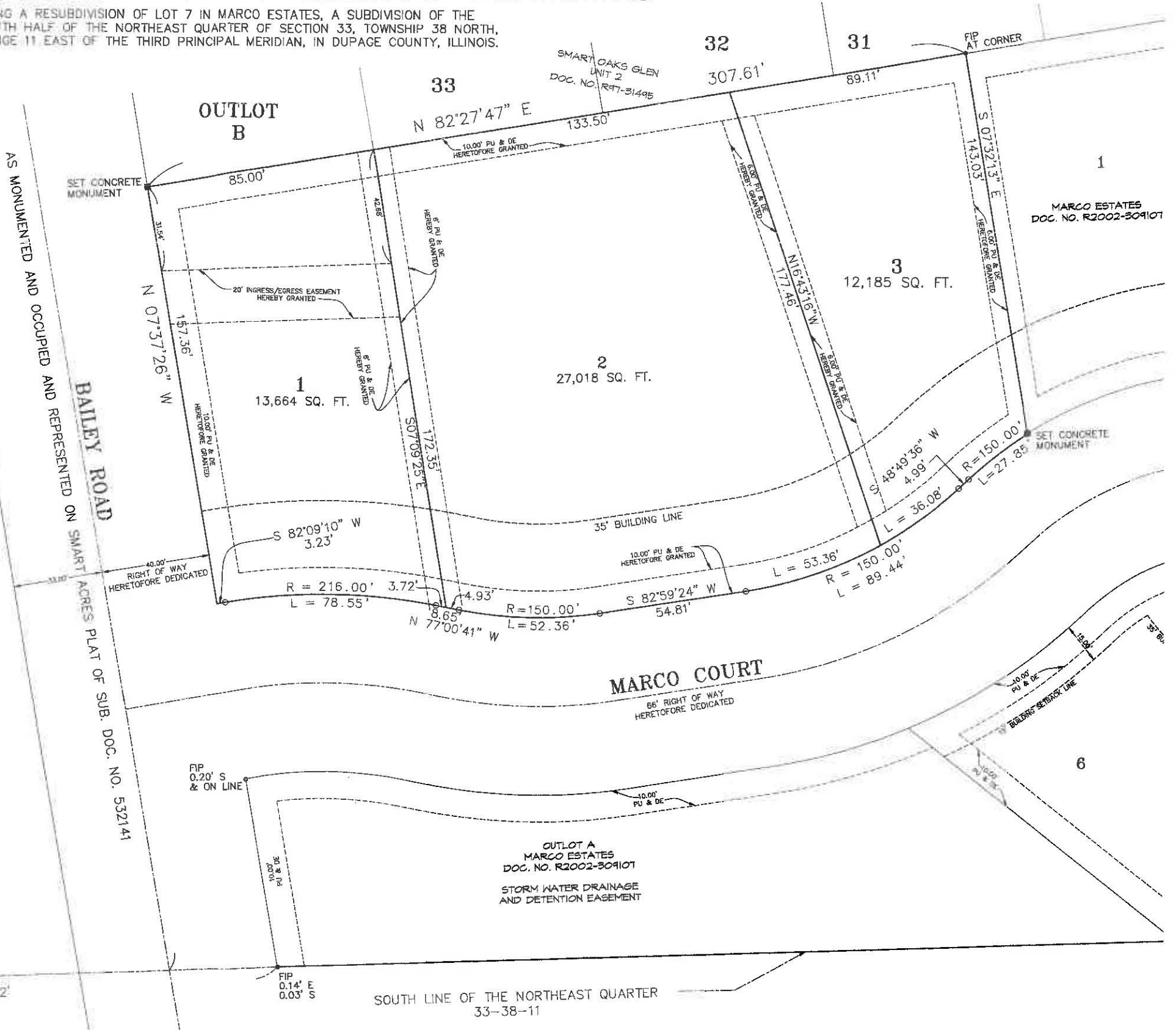
PUBLIC UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF DARIEN, NORTHERN ILLINOIS GAS COMPANY, AMERITECH COMPANY, COMMONWEALTH EDISON CO. AND CONTINENTAL CABLEVISION, INC., THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, WITHIN THE STRIPS OF GROUND SHOWN BY DASHED LINES ON THE ATTACHED PLAT, THE WIDTHS OF WHICH ARE SHOWN, AND MARKED "PUBLIC UTILITY & DRAINAGE EASEMENT", TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN DRAINAGE, UNDERGROUND CABLES AND CONDUITS, SEWERS AND WATER MAINS, WITH ALL NECESSARY MANHOLES, VALVES, TRANSFORMERS, PEDESTALS AND OTHER EQUIPMENT, FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE, SEWER, WATER, GAS, ELECTRICITY AND CABLE TELEVISION SERVICES; THE RIGHT IS HEREBY GRANTED TO ENTER UPON THE LOTS AT ALL TIMES, WITHIN SAID EASEMENT AREAS, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN SAID DRAINAGE, UNDERGROUND CABLES AND CONDUITS, MANHOLES, VALVES, SEWERS, WATER MAINS AND OTHER EQUIPMENT; AND FINALLY THE RIGHT IS HEREBY GRANTED TO CUT DOWN OR REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SAPLINGS OR SHRUBS WHICH INTERFERE, OR THREATEN TO INTERFERE, WITH ANY OF THE SAID PUBLIC UTILITY EQUIP. ALL INSTALLATIONS SHALL BE UNDERGROUND OR ON THE SURFACE, BUT NOT OVERHEAD. IT IS FURTHER UNDERSTOOD THAT THE ABOVE EASEMENTS SHALL BE NON-EXCLUSIVE. THE CITY HAS THE RIGHT, BUT NOT THE OBLIGATION TO REPAIR OR MAINTAIN IMPROVEMENTS AND THAT THE OWNER WILL REIMBURSE THE CITY FOR ALL COSTS INCURRED.

NO PERMANENT BUILDINGS OR OTHER STRUCTURES MAY BE CONSTRUCTED UPON SAID EASEMENTS, AND OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.



AS MONUMENTED AND OCCUPIED AND REPRESENTED ON SMART ACRES PLAT OF SUB. DOC. NO. 532141



REVISIONS:	DATE	BY	DESCRIPTION

DRAWN BY: T.M.
CHECKED BY: J.C.
APPROVED BY: T.M.

ENGINEERING RESOURCE ASSOCIATES, INC.
CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS

35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60055
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 876
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

MARK AND RONA SPANO
8225 S. BAILEY ROAD
DARIEN, ILLINOIS

TITLE: **FINAL PLAT OF SUBDIVISION
FIRST ADDITION TO MARCO ESTATES
DARIEN, IL**

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

SCALE: 1"=20'
DATE: 08/04/16
JOB NO: 211108C
SHEET 1 OF 2

FINAL PLAT OF SUBDIVISION FIRST ADDITION TO MARCO ESTATES

RETURN RECORDED ORIGINAL TO:
CITY OF DARIEN
1702 PLAINFIELD ROAD
DARIEN, ILLINOIS 60561

BEING A RESUBDIVISION OF LOT 7 IN MARCO ESTATES, A SUBDIVISION OF THE
SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

This is to certify that the undersigned is/are the owner(s) 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 to 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 distribution 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, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights. Location of utility installations with 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 _____, 20____.

Name(s)

Signature(s)

Address

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

I, _____, a Notary Public in and for said County in the

State aforesaid, DO HEREBY CERTIFY THAT _____

personally known to me to be as such owner(s), 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 Public
My Commission Expires: _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

I, _____, County Clerk of DuPage County, Illinois, DO HEREBY CERTIFY that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the annexed plat. I further certify that I have received all statutory fees in connection with the plat.

Given under my hand and seal of the County Clerk at Wheaton, DuPage County, Illinois, this ____ day of _____, 20____.

County Clerk

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

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 therefore, meet the minimum requirements of said City and have been approved by all public authorities having jurisdiction thereof.

Dated at Darien, DuPage County, Illinois this ____ day of _____, 20____.

City Engineer

Registration Number

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

I, _____, City Treasurer of for the City of Darien, Illinois, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or 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____.

20____

City Treasurer

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

This is to certify that the members of the Plan Commission of the City of Darien, Illinois have reviewed and approved this plat.

Dated at Darien, DuPage County, Illinois, this ____ day of _____, 20____.

Chairman

Secretary

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

This is to certify that the City Council of the City of Darien, DuPage County, Illinois, has reviewed and approved this plat.

Dated at Warrenville, DuPage County, Illinois, this ____ day of _____, 20____.

ATTEST: _____
Mayor

City Clerk

CITY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

I, _____, City Clerk of the City of Darien, Illinois hereby certify that the plat was presented to and by resolution duly approved by the City Council of said City at its meeting held on _____, 20____, 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 seal of the City of Darien, Illinois, this

____ day of _____, 20____.

City Clerk

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

This plat was filed for record in the Recorder's Office of DuPage County, Illinois, on the ____ day of _____, A.D., 20____, at _____ o'clock _____m. as document number _____.

County Recorder

SCHOOL DISTRICT BOUNDARY STATEMENT

The undersigned, being duly sworn, upon his/her oath deposes and states as follows: That he/she is the owner of the property legally described on a proposed Plat of subdivision submitted to the City for approval, which legal description is attached hereto and incorporated by reference herein; and to the best of the owner's knowledge, the school district(s) in which each tract, parcel, lot or block of the proposed subdivision lies is/are:

CASS SCHOOL DISTRICT 63
8502 BAILEY ROAD
DARIEN IL, 60561

HINSDALE TOWNSHIP HIGH SCHOOL DISTRICT 86
5500 SOUTH GRANT STREET
HINSDALE, IL 60521

COMMUNITY COLLEGE DISTRICT 502
COLLEGE OF DUPAGE
425 FAWELL BLVD.
GLEN ELLYN, IL 60137

Dated this ____ day of _____, 20____.

Owner(s)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

I, TIMOTHY B. MARTINEK, Illinois Professional Land Surveyor No. 035-3780, have surveyed and subdivided the following described property:

LOT 7 IN MARCO ESTATES, BEING A SUBDIVISION OF LOT 11 IN SMART ACRES, A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 2002 AS DOCUMENT NO. R2002-309107, IN DUPAGE COUNTY, ILLINOIS.

as shown by the annexed plat, which is a correct representation of said survey and subdivision. All distances are shown in feet and decimal parts 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 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 watercourse serving a tributary area of 640 acres or more and that 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.

This is to certify that according to the Flood Insurance Rate Map, Community Panel Number 17043C0908H, with an effective date of December 16, 2004 the property appears to be located in a (unshaded) Zone "X" area determined to be outside of the 500 Year Floodplain; to the best of our knowledge and belief.

I HEREBY AUTHORIZE THE CITY CLERK, OF THE CITY OF DARIEN, ILLINOIS TO RECORD THE FINAL PLAT OF SUBDIVISION, FIRST ADDITION TO MARCO ESTATES.

Given under my hand and seal at Warrenville, Illinois, this ____ day of _____, A.D. 20____.



Timothy B. Martinek
Illinois Professional Land Surveyor
License Number 035-003782 expires November 30, 2016
Engineering Resource Associates, Inc.

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: T.M.
CHECKED BY: J.G.
APPROVED BY: T.M.



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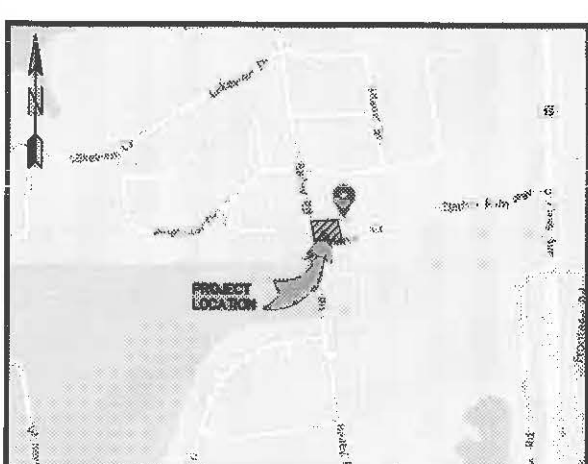
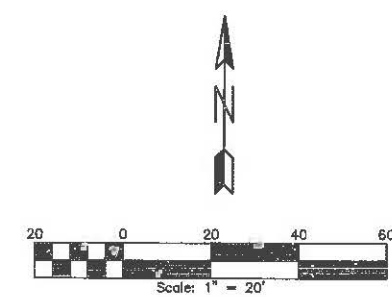
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MARK AND RONA SPANO
8225 S. BAILEY ROAD
DARIEN, ILLINOIS

TITLE: **FINAL PLAT OF SUBDIVISION
FIRST ADDITION TO MARCO ESTATES
DARIEN, IL**

SCALE: 1"=20'
DATE: 08/04/16
JOB NO: 211108C
SHEET 2 OF 2



LOCATION MAP

LEGEND

EXISTING		PROPOSED	
—	CURB & GUTTER	—	CURB & GUTTER
—	WATER	—	WATER
—	ELECTRIC	—	ELECTRIC
—	GAS	—	GAS
—	SANITARY SEWER	—	SANITARY SEWER
—	STORM SEWER	—	STORM SEWER
—	MANHOLE	—	MANHOLE
—	CATCH BASIN	—	CATCH BASIN
—	INLET	—	INLET
—	VALVE VAULT	—	VALVE VAULT
—	VALVE & BOX	—	VALVE & BOX
—	BURFALO BOX	—	BURFALO BOX
—	GAS VALVE	—	GAS VALVE
—	HYDRANT	—	HYDRANT
—	HANDICAPPED RAMP	—	HANDICAPPED RAMP
—	FILL STRUCTURE	—	FILL STRUCTURE
—	ADJUST STRUCTURE	—	ADJUST STRUCTURE
—	ELEVATION	—	ELEVATION
—	CONTIGUOUS	—	CONTIGUOUS
—	FLOW	—	FLOW
—	OVERFLOW ROUTE	—	OVERFLOW ROUTE
—	STRAW SALES	—	STRAW SALES
—	TREE PROTECTION/SILT FENCE	—	TREE PROTECTION/SILT FENCE
—	S&T FENCE	—	S&T FENCE

SANITARY SEWER SCHEDULE

- EX. SAN. MH. RIM 740.28 INV 733.73
- EX. SAN. MH. RIM 737.16 INV 734.25
- EX. SAN. MH. RIM 739.11 INV 734.96
- EX. SAN. MH. RIM 740.58 INV 735.47
- EX. SAN. MH. RIM 742.25 INV 735.68

STORM SEWER STRUCTURE SCHEDULE

- EX. INLET RIM 738.77 INV 735.07 (W)
- EX. MH. RIM 736.68 INV 731.18 (N.S.W) INV 732.65 (E)
- EX. FES RIM 731.55
- EX. MH. RIM 737.36 INV 731.03 (E.W)
- EX. FES RIM 731.50
- EX. CB RIM 737.21 INV 731.66 (N) INV 731.67 (W) INV 729.86 (S) INV 731.14 (E)
- EX. MH. RIM 735.75 INV 732.46 (W) INV 732.31 (E)
- EX. INLET RIM 736.42 INV 732.12 (N) INV 732.02 (S)
- EX. INLET RIM 736.38 INV 732.34
- EX. CB RIM 737.86 INV 735.51 (S) CORE-DRILL & CONNECT TO EXISTING @ INV 734.5 (NE)
- EX. INLET RIM 739.27 INV 735.92
- EX. MH. RIM 736.99 INV 732.91 (N) INV 731.91 (S)
- PROP. 24" MANHOLE R: 738.0 I: 738.84
- PROP. YARD INLET R: 738.5 I: 738.75
- PROP. YARD INLET R: 739.0 I: 737.0
- PROP. YARD INLET R: 740.3 I: 738.3

STORM PIPE SCHEDULE

- 14"-8" PVC SDR 35 @ 0.8%
- 9"-8" PVC SDR 35 @ 1.0%
- 25"-8" PVC SDR 35 @ 1.0%
- 60"-8" PVC SDR 35 @ 0.8%

PIPE CROSSING

- 18" VERTICAL CLEARANCE

NOTES:

- EXISTING GARAGE, FOUNDATION, BRICK PAVERS AND LANDSCAPE BERMS SHALL BE REMOVED IN ACCORDANCE WITH STANDARDS FOR DEMOLITION AND CONSTRUCTION WORK IN THE CITY.
- THE REMAINING HOLE CAUSED BY THE EXISTING FOUNDATION DEMOLITION AND REMOVAL MUST BE BACKFILLED TO MEET EXISTING AND ADJOINING GRADES.
- THE SITE MUST BE KEPT SAFE AND CLEAN. ALL CONSTRUCTION DEBRIS AND DEMOLITION MATERIAL MUST BE REMOVED AND/OR PLACED IN THE APPROPRIATE CONTAINERS.
- GRAVEL MAT CONSTRUCTION ENTRANCE SHALL EXTEND INTO LOT TO PROVIDE SUFFICIENT AREA TO WASH DOWN VEHICLES. GRAVEL MAT SHALL BE 3" HIGH AGGREGATE WITH A MINIMUM DEPTH OF 6" INCHES.
- CONTRACTOR SHALL KEEP STREETS CLEAN.
- ALL DISTURBED AREAS SHALL BE RESTORED WITH HYDROSEED. DISTURBED AREAS WITHIN PARKWAY SHALL BE RESTORED WITH 6" TOPSOIL & SOO.
- NO MATERIAL SHALL BE STORED WITHIN 10 FEET OF ANY LOT LINE.
- AT TIME OF BACKFILL, SHOULDS WILL BE CONSTRUCTED TO PROTECT NEIGHBORING PROPERTY OWNERS.
- THE PROPOSED PORTABLE TOILET SHALL NOT BE PLACED WITHIN 10 FEET OF ANY LOT LINE.
- PROPOSED WATER SERVICE SHALL BE 1.5" TYPE K COPPER ACCORDING TO WHEATON REQUIREMENTS.
- SANITARY SERVICE SHALL BE 8" PVC (SDR25) @ 1.00% MIN.
- MINIMUM HORIZONTAL SEPARATION OF 10.0 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER SERVICES.
- EXISTENCE OF UTILITY STUBS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION OF PROPOSED SERVICES.
- REMOVE AND REPLACE SIDEWALK WHERE NECESSARY.
- ENGINEERING RESOURCE ASSOCIATES PERFORMED ORIGINAL TOPOGRAPHICAL MEASUREMENT NOVEMBER 2021. ENGINEERING RESOURCE ASSOCIATES PERFORMED UPDATED SPOT CHECK TOPOGRAPHICAL MEASUREMENT FEBRUARY, 2016.
- ALL DOWNSPOUTS SHALL DISCHARGE TOWARDS FRONT YARDS & RIGHT-OF-WAY.

It's smart. It's free. It's the law.

Call before you dig

800.892.0123

JULIE

LOT COVERAGE (LOT 2)

IMPERVIOUS: 11,884 SQ. FT.

LOT AREA: 27,018 SQ. FT.

TOTAL LOT COVERAGE: 44%

	LOT 1	LOT 2	LOT 3	R-2 ZONING
LOT SIZE:	13,884 S.F.	27,018 S.F.	12,185 S.F.	MIN. 10,000 S.F.
INTERIOR LOT WIDTH:	85.01'	158.87'	75.79'	75' MIN.
CORNER LOT WIDTH:	157.35'	—	—	85' MIN.
LOT DEPTH:	172.35'	—	143.03'	120' MIN.
FRONT YARD:	35'	25.1' HOUSE 14.5' DECK	35'	35' MIN.
INTERIOR SIDE YARD:	10'	—	10'	10' MIN.
CORNER SIDE YARD:	15'	—	15'	15' MIN.
REAR YARD:	30'	30'	30'	30' MIN.

* - LOT WIDTH MEASURED AT ESTABLISHED BUILDING LINE.

SITE BENCHMARK #1:
ARROW BOLT ON FIRE HYDRANT ALONG THE SOUTH SIDE OF MARCO COURT DIRECTLY ACROSS FROM THE SUBJECT PROPERTY.
ELEV: 740.888 (NAVD 88)

SITE BENCHMARK #2:
ARROW BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF LOT 6 ALONG THE SOUTH SIDE OF MARCO COURT
ELEV: 743.521 (NAVD 88)

REVISIONS:

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: B.L.
CHECKED BY: M.H.
APPROVED BY: J.G.

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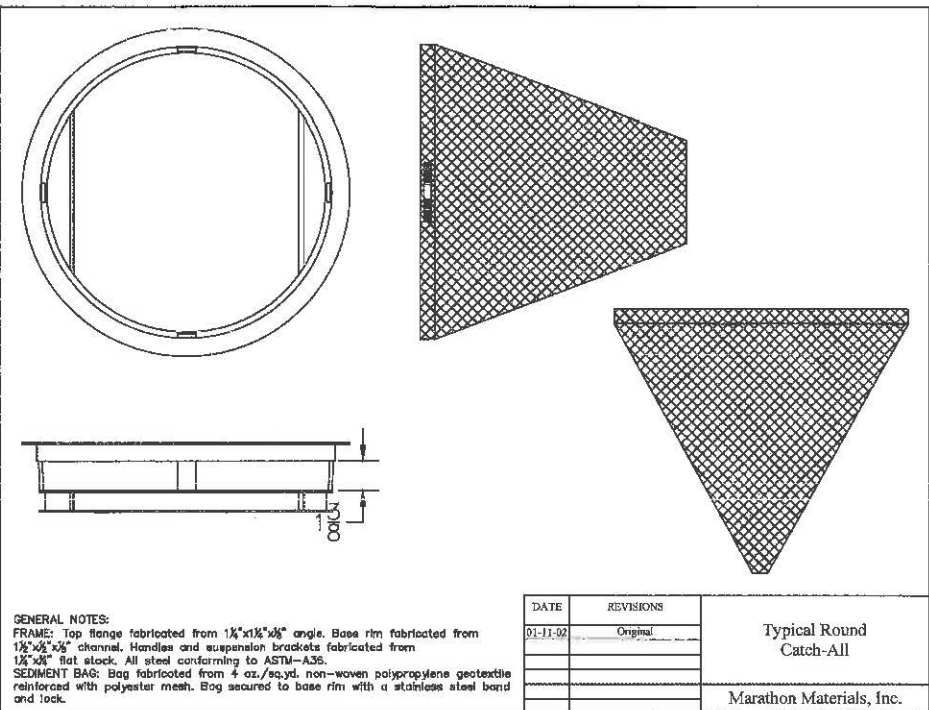
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RONA SPANO

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

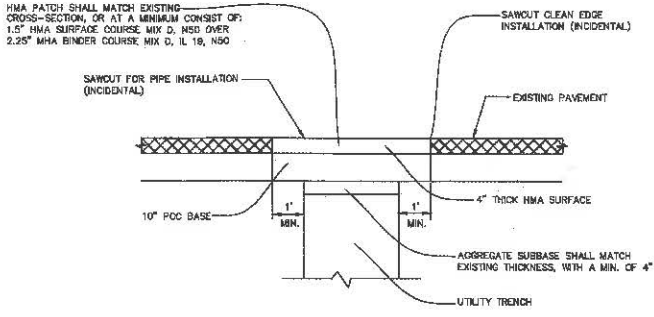
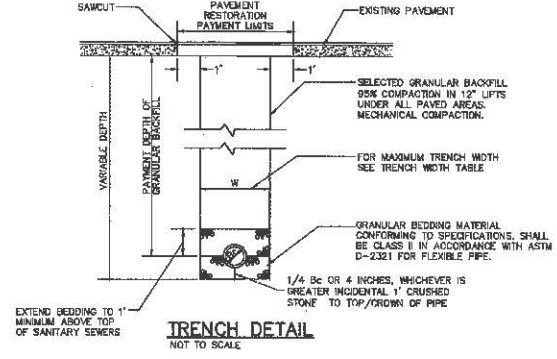
MASTER GRADING PLAN
FIRST ADDITION TO MARCO ESTATES
DARIEN, IL

SCALE: 1"=20'
DATE: 08/04/16
JOB NO: 211108C
SHEET: 1 OF 2

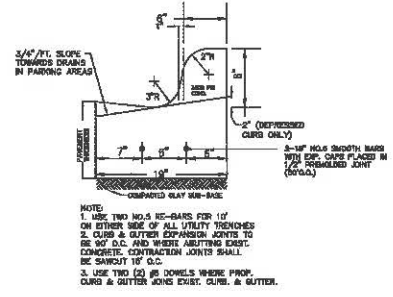
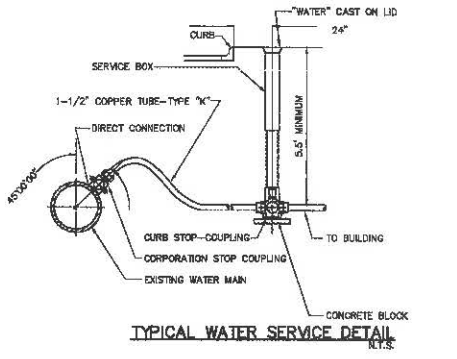
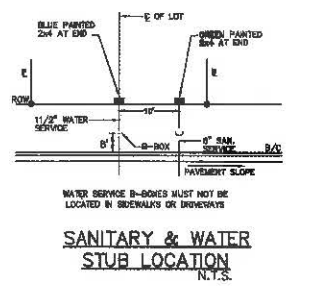


INSIDE PIPE DIAMETER	MAXIMUM TRENCH WIDTH AT TOP OF PIPE (W)	GRANULAR TRENCH BACKFILL CY/FT OF DEPTH (W/27)
6"	3'-2"	0.117
8"	3'-2"	0.117
10"	3'-2"	0.117
12"	3'-4"	0.12
15"	3'-6"	0.13
18"	3'-10"	0.14
21"	4'-0"	0.16
24"	4'-0"	0.17
27"	4'-11"	0.18
30"	5'-3"	0.19
33"	5'-6"	0.22
36"	6'-0"	0.23
42"	6'-11"	0.26
48"	7'-8"	0.28
54"	8'-7"	0.32

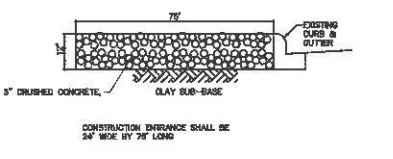
TRENCH TABLE



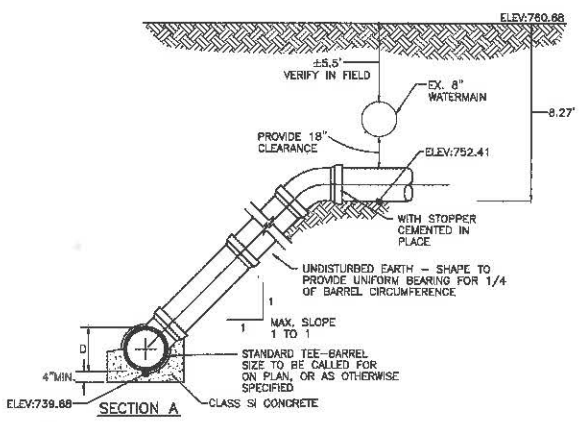
- NOTES:**
 1. CONTRACTOR TO SAWCUT FOR ALL TRENCHES (INCIDENTAL)
 2. TRENCH BACKFILL TO BE PLACED TO TOP OF EXISTING PAVEMENT
 3. REMOVAL OF BACKFILL ABOVE SUBGRADE OR PATCH IS INCIDENTAL



B-6.12 CURB & GUTTER
N.T.S.

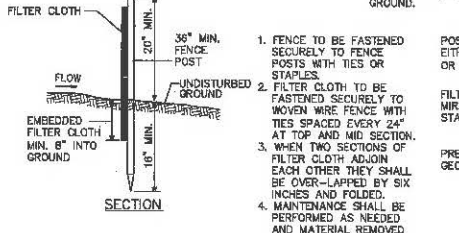
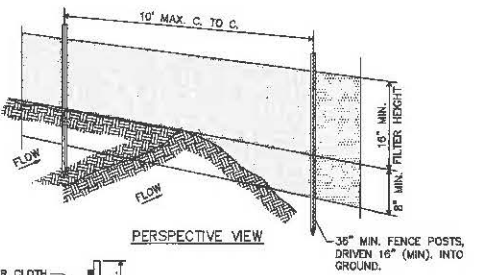


CONSTRUCTION ENTRANCE DETAIL
N.T.S.



- NOTES:**
 1. THE OPEN ENDS OF LATERAL SHALL BE PROTECTED WITH POLYESTER COVER.
 2. MAXIMUM SLOPE SHALL BE USED LESS THAN 1 TO 1 WHEN IT IS NECESSARY TO SECURE BEDDING IN UNDISTURBED EARTH.
 3. STAKES SHALL BE USED IF NECESSARY TO HOLD LATERAL IN PLACE.
 4. CONCRETE ENCASUREMENT SHALL BE INCIDENTAL TO THE SERVICE.
 5. SEWER SERVICE SHALL BE LOCATED NEAR THE CENTER OF THE LOT, 10 FEET FROM THE WATER SERVICE B-BOX.

RISER FOR SANITARY SERVICE LATERAL
NOT TO SCALE



SILT FENCE
NOT TO SCALE

1. FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
- POSTS: STEEL EITHER OR U TYPE OR 2" HARDWOOD.
 FILTER CLOTH: FILTER X MIFAB T60, STABILINKA T140N.
 PREFABRICATED UNIT: GEOFAB ENVROFENCE.

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: B.L.
 CHECKED BY: M.H.
 APPROVED BY: J.G.



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RONA SPANO

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

TITLE	SCALE	DATE	JOB NO.	SHEET
DETAILS FIRST ADDITION TO MARCO ESTATES DARIEN, IL	N.T.S.	08/04/16	211108C	2 OF 2