

CITY OF DARIEN
PLANNING AND ZONING COMMISSION

Wednesday, September 7, 2022

7:00 PM

City Hall Council Chambers
1702 Plainfield Road

AGENDA

- 1) Call to Order
- 2) Roll Call
- 3) Regular Meeting – New Business (See Page 5)
 - a. **Public Hearing – PZC2022-03 (REVISED FROM 07/06/2022)**
8431 Wilmette Avenue – Special Use Amendment & Variations
Petitioner (Art Cano) seeks approval for an amendment to a Special Use and Variation requests from Sections 5A-7-3-5(D) and 5A-7-3-8(B) of the Zoning Ordinance. The petition specifically requests to allow for the interior remodeling and addition of three (3) studio apartments inside an existing apartment building. Property is located within the R-3 Multi-Family Residence District and the Variation requests are from the following standards in the City of Darien Zoning Ordinance:
 - 1) Section 5A-7-3-5(D): R-3 District Land Area per Dwelling Unit Standards.
 - 2) Section 5A-7-3-8(B): R-3 District Minimum Floor Area Standards.
- 4) Regular Meeting – Old Business
 - a. None.
- 5) Staff Updates & Correspondence
- 6) Next Meeting September 21, 2022
- 7) Public Comments [On Any Topic Related to Planning and Zoning]
- 8) Adjournment

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
July 20, 2022**

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

ABSENT: Bryan Gay

OTHERS: Jordan Yanke - City Planner

Chairperson Lou Mallers called the meeting to order at 7:00 p.m. at the Darien City Hall, Council Chambers, 1702 Plainfield Road, Darien, Illinois. Chairperson Mallers declared a quorum present and swore in the audience members wishing to present public testimony.

REGULAR MEETING/OLD BUSINESS:

- a. Public Hearing – PZC2022-04 Comprehensive Plan Amendment Amendment to the City of Darien Comprehensive Plan. The petition (city initiated) proposes revisions to the Key Development Areas and Non-Key Development Areas that are designated in the 2006 Comprehensive Plan. Sections within the 2006 Plan that are subject to proposed amendment are: - Chapter IV, Key Development Areas - Chapter V, Future Land Use (Non-Key Development Areas)**

Mr. Jordan Yanke, City Planner provided an overview of the history of the Comprehensive Plan. He reported that the committees and commission agreed on Attachment A in the agenda packet. Mr. Yanke reported that the purpose of the meeting is to review the Key Development Areas and have open discussion.

The PZC reviewed the Key Development Areas.

Chairperson Lou Mallers stated that he would like to see something happen at on 75th and Lemont and suggested putting something together to give to the management company. He also stated that he would like to see something near Home Depot. He asked that those two areas be moved to the top of the list.

Chairperson Mallers stated that he would like to have some feedback and involvement from the Municipal Services Committee.

There was some discussion regarding the Brookhaven Shopping Center and that Mr. Manos is on board with enhancing the area.

Commissioner Hilda Gonzalez stated that more business is better for the taxpayers and that she would like to see more commercial at Chestnut Court.

Commissioner Bob Erickson questioned the idea of monument signs at I55 and Cass and the 75th Street exits to define Darien.

After much discussion, the PZC agreed to have staff send out a survey to the Commissioners asking to rank their preferences.

Commissioner Brian Liedtke suggested a map showing what is vacant and what is not in Darien's jurisdiction.

Commissioner Julie Kasprovicz suggested a larger map.

Commissioner Hilda Gonzalez suggested a pamphlet to residents of what Darien offers.

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

Commissioner Gonzalez made a motion, and it was seconded by Commissioner Kasprovicz to continue the Public Hearing to the next meeting.

Upon roll call vote, THE MOTION UNANIMOUSLY CARRIED 8-0.

STAFF UPDATES & CORRESPONDENCE

Mr. Jordan Yanke, City Planner reported that the petitioner for the apartment proposal would like to return.

APPROVAL OF MINUTES

Commissioner Erickson made a motion, and it was seconded by Commissioner Gillespie to approve the July 6, 2022, Regular Meeting Minutes.

Upon voice vote, THE MOTION CARRIED 8-0.

NEXT MEETING

Mr. Jordan Yanke announced that the next meeting is scheduled for Wednesday, August 3, 2022.

PUBLIC COMMENTS (On any topic related to planning and zoning)

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

ADJOURNMENT

With no further business before the Commission, Commissioner Liedtke made a motion, and it was seconded by Commissioner Gillespie. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 7:54 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Lou Mallers
Chairperson

AGENDA MEMO
PLANNING AND ZONING COMMISSION
SEPTEMBER 7, 2022

CASE

PZC2022-03

Special Use Amendment & Variations
Art Cano – 8431 Wilmette Avenue

ISSUE STATEMENT

Petitioner (Art Cano) seeks approval for an amendment to a special use and variation requests from Sections 5A-7-3-5(D) and 5A-7-3-8(B) of the Zoning Ordinance. The petition specifically requests to allow for the interior remodeling and addition of three (3) studio/efficiency apartments inside an existing apartment building. Property is located within the R-3 Multi-Family Residence District and the variation requests are from the following standards in the City of Darien Zoning Ordinance:

- Section 5A-7-3-5(D): R-3 District Land Area per Dwelling Unit Standards.
- Section 5A-7-3-8(B): R-3 District Minimum Floor Area Standards.

Applicable Regulations:

Ordinance No. O-3-12 – Special Use & Variation
Zoning Section 5A-7-3, R-3 District Standards

GENERAL INFORMATION

Petitioner/Owner:

Art Cano

Property Location:

8431 Wilmette Avenue

PIN Number:

09-34-301-022

Existing Zoning:

Multi-Family Residence District (R-3)

Existing Land Use:

Multi-Family Dwelling (i.e. Apartments)

Comprehensive Plan:

Office (Existing); Office (Future)

Surrounding Zoning & Uses

North:

Multi-Family Residence District (R-3); Townhomes

East:

Multi-Family Residence District (R-3); Townhomes
Grove)

South:

Multi-Family Residence District (R-3); Daycare Center

West:

Office Research and Light Industry (OR&I); Office and
Light Industry

History:

The property was annexed into the City of Darien in 2012 per Ordinance No. O-03-12. This ordinance also approved the property and structure as a 5-unit multi-family dwelling.

Size of Property:

0.41 Acres

Floodplain:

According to the DuPage County Parcel Viewer System, the property is partially located within a regulated floodplain area.

Natural Features:

N/A

Transportation:

The petition site gains access from Wilmette Avenue, just north of the Wilmette Avenue and Frontage Road intersection.

PETITIONER DOCUMENTS (ATTACHED TO MEMO)

- 1) APPLICATION
- 2) JUSTIFICATION NARRATIVE (UPDATED)
- 3) SITE PLAN
- 4) FLOOR PLANS & FLOOR AREAS (UPDATED)
- 5) BUILDING ELEVATION (UPDATED)
- 6) EGRESS/SLIDER WINDOW SUPPLEMENTALS (NEW)

CITY STAFF DOCUMENTS (ATTACHED TO MEMO)

- 7) LOCATION MAP & AERIAL IMAGE
- 8) SITE PHOTO

PLANNING OVERVIEW/DISCUSSION

The subject property is located off Wilmette Avenue just north of the Wilmette Avenue and Frontage Road intersection. The City annexed the property in 2012 and granted special use approval for multi-family use within the site’s lone structure. The approval authorized five (5) dwelling units.

At this time, the petitioner has proposed a remodel to the building’s lower level storage area into three (3) additional studio/efficiency apartments. The three (3) additional units would result in eight (8) units total throughout the building’s three floors, and the increase in dwelling units requires an amendment to the existing special use for the site. Please see proposed breakdown below:

<u>Type of Unit</u>	<u>Number of Units</u>
2-Bedroom	1
1-Bedroom	4
Studio/Efficiency	3
Total Units	8

In addition to the special use amendment, the proposal includes variation requests. Per the applicable R-3 District standards, the project does not meet the *Minimum Land Area per Dwelling Unit* provision or the *Minimum Floor Area* provision for the studio/efficiency apartments. The zoning code requires a minimum of 31,000 square feet in land area for the site given the type and number of units proposed. The property is 17,706 square feet according to the plat of survey. The code also specifies studio/efficiency units shall contain a minimum of 750 square feet in floor area. The proposed units are slightly over 500 square feet each according to submitted documentation (see floor area attachments for details). For reference, the City’s definition of *Floor Area* is as follows:

- FLOOR AREA: The sum of the gross horizontal areas of the several floors of a building or structure measured from the exterior faces of the exterior walls or from the centerline of walls separating two (2) buildings or structures, computed as the sum of the following areas:*
- *Floor space devoted to the principal use of the premises, including accessory storage areas located within selling or working space such as counters, racks or closets;*

- *Floor area devoted to the production or processing of goods or to business or professional offices;*
- *The basement floor area;*
- *Any basement floor area devoted to retailing activities;*
- *Elevator shafts and stairwells at each floor;*
- *Floor space used for mechanical equipment (except equipment, open or enclosed, located on the roof);*
- *Penthouses;*
- *Attic space having headroom of seven feet (7') or more;*
- *Interior balconies and mezzanines;*
- *Enclosed porches;*
- *Space devoted to accessory uses; and*
- *Areas used for storage.*

No exterior improvements are proposed with this petition. Existing conditions, such as building setbacks, parking setbacks, and lot coverage will not be altered and are allowed to remain. Note that the site contains the required number of parking spaces for the proposed number of units. The code specifies a ratio of 2 spaces per dwelling unit are required. The site contains 16 parking spaces. Finally, the petitioner will be required to submit a building permit if the case is approved, with architect stamped and signed plans. The plans must comply with the International Building Code.

Site Plan Review & Findings of Fact

City staff has reviewed the petitioner submitted documents and staff does not have any review comments. The project meets all applicable zoning standards outside of the requested variations.

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

Special Use Criteria:

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

1. *That the special use is deemed necessary for the public convenience at the location specified.*
2. *That the establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, or general welfare.*
3. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*
4. *That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

5. *That the exterior architectural design, landscape treatment, and functional plan of any proposed structure will not be at variation with either the exterior architectural design, landscape treatment, and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.*
6. *That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
7. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
8. *That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the Plan Commission and Planning and Development Committee.*

Variation Criteria:

1. *Whether 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.*

PZC MEETING – 07/06/2022

The Planning and Zoning Commission heard this petition at its meeting on July 6, 2022. The case received an unfavorable recommendation by a vote of 6-1. After the meeting, the petitioner informed the City that the floor area calculations presented by the petitioner undercut the total (i.e. gross) floor area of the proposed units. The petitioner stated the square footage amounts (400 square feet) were calculated based off livable floor area instead of total floor area. Note that applicable city code standards pertain to total floor area pursuant to definition previously listed.

The petitioner has since submitted updated documents and the case requires another reading by the Planning and Zoning Commission. All attachments, including the updated documents, are supplementals to this report. Finally, please note links below to the minutes from the July 6, 2022 meeting and the case file that was included for that hearing:

- [Meeting Minutes \(July 6, 2022 Planning and Zoning Commission\)](#)
- [Meeting Packet and Case File \(July 6, 2022 Planning and Zoning Commission\)](#)

DECISION MODE

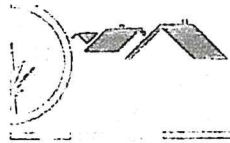
The Planning and Zoning Commission will consider this item at its meeting on September 7, 2022.

MEETING SCHEDULE

Planning and Zoning Commission
Municipal Services Committee
City Council

September 7, 2022
September 26, 2022
October 3, 2022

ATTACHMENT 1: APPLICATION



ZONING APPLICATION

CITY OF DARIEN
1702 Plainfield Road, Darien, IL 60561
630-852-5000

CONTACT INFORMATION

ARTHUR A. CANO
Applicant's Name
8431 WILMETTE AVE, DARIEN, IL
Address, City, State, Zip Code 60521
630-747-6070
Telephone
ARTCANO@AMERITECH.NET
Email

ARTHUR A. CANO
Owner's Name
SAME
Address, City, State, Zip Code
SAME
Telephone
SAME
Email

RECEIVED
MAY 23 2022
Community Development
City of Darien

PROPERTY INFORMATION

8431 WILMETTE AVE
Property address
R-3
Zoning District

09-34-301-022
PIN Number(s)
RESIDENTIAL (MULTI-FAMILY)
Current Land Use(s)

(Attach additional information per the Submittal Checklist.)

REQUEST

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

To convert from 5 apartment units to 8 apartment units. 3 studio apartments to be constructed in the lower level basement. No exterior structures to the building and no changes to the property.

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

Given under my hand and seal, this 20th day of MAY 2022

Rajini Ramchandani
Notary Public

For office use only
Date Received: 05/23/2022
Case Number: PZC2022-03
Fee Paid: \$820.00
Hearing Date: 07/06/2022



ATTACHMENT 2: JUSTIFICATION NARRATIVE

JUSTIFICATION NARRATIVE

Subject: Apartment Building

8431 Wilmette Ave

The main scope of my petition is to convert the lower level basement space of the subject building to three 500 sq ft deluxe studio apartments, thereby increasing the number of units from 5 to 8 units.

Presently, this 8 ft high ceiling basement consists of 5 storage rooms. This space was improved several years ago inasmuch as it served as training and class rooms facilities for several commercial tenants.

The proposed improvements for this conversion project will be confined to within the perimeter of the interior walls and definitely NO exterior structures whatsoever will be constructed.

The subject building was built in 1974 and annexed to Darien in 2012, consists of a 2 story brick apartment building made up of 5 units, (2 apartments on the 1st floor and 3 apartments on the 2nd floor). In total: 1- 2 bedroom apartment and 4 – 1 bedroom apartments.

The conversion of the basement level to three 500 sf deluxe studio apartments is considered the better economical choice for this type of space. The purposed rental income of \$950/mo will basically increase the value of the subject property and likewise improve the net operating income. The added revenue will help defray the continuing increases of property taxes, utilities and operating expenses. Otherwise, a negative income return if used as only storage or left vacant.

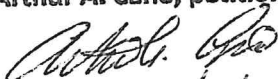
For the past 47 years, the subject 2 story apartment building and use has not imposed a negative impact, diminished property values, been detrimental to public welfare, increase traffic hazards or otherwise injurious to the surrounding neighborhood. Likewise, the 3 studio apartments located out of sight in the lower level will not cause substantial difficulty, undue hardship, unreasonable burden or loss of value to the neighboring properties . The community will not be declared undesirable because of three studio apartments situated in the remote part of the city.

Darien is considered a high rent area with a limited amount of affordable studio apartments. These studio apartments will not be catered to section 8 tenants but more so to young professionals like the seasonal student-employees at nearby Argonne Laboratory. I continue to receive rental inquires from incoming interns employed at Argonne. Very likely, these affordable studios will help the young worker to move out of the parent's house and seek independent living.

Accordingly, this conversion, of granting the variations as requested together with the approval of 3 units from 5 to 8 units, will substantially maintain the same compatibility and remain in harmony with the general purpose and intent of the City of Darien Zoning and Land Use objectives.

Your approval will be appreciated.

Arthur A. Cano, petitioner



7/21/22

ATTACHMENT 3: SITE PLAN

Associated Surveying Group, LLC

Illinois Prof. Design Firm No. 184-004973
 P.O. Box 810 Bolingbrook, IL 60440
 PH: 630-759-0205 FAX: 630-759-9291

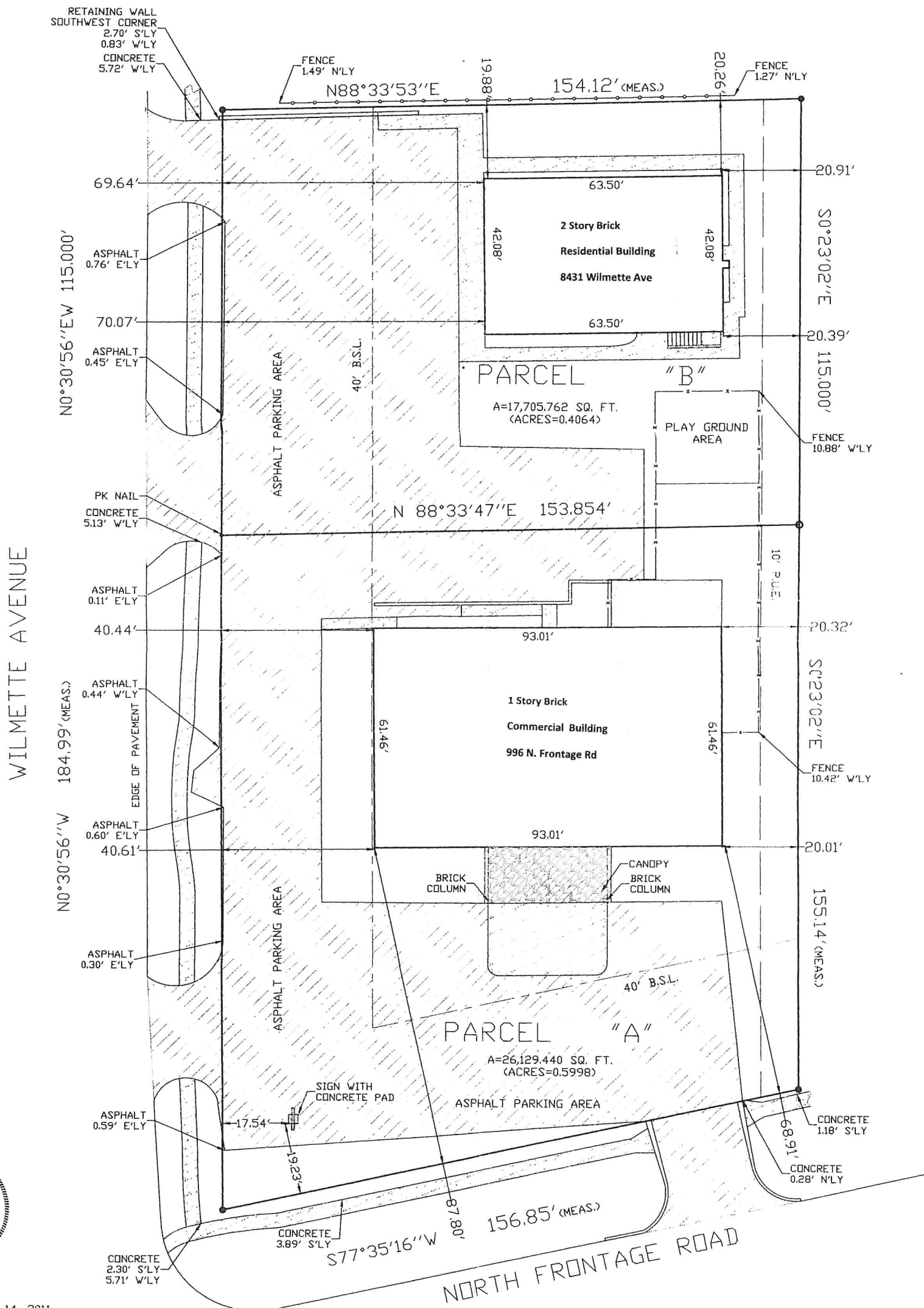
PLAT OF SURVEY

PARCEL A: LOT 1, EXCEPT THE NORTH 115 FEET, OF KLEJCH'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 5, 1958 AS DOCUMENT NO. 901297 IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS 17 W. 630 N. FRONTAGE RD., DARIEN, ILLINOIS.

PARCEL B: THE NORTH 115 FEET OF LOT 1 OF KLEJCH'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 5, 1958 AS DOCUMENT NO. 901297 IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS 9 S. 531 WILMETTE AVE., DARIEN, ILLINOIS.



REVISED: NOVEMBER 14, 2011

State of Illinois }
 County of Will }
 Michael G. Herwy, an Illinois Professional Land Surveyor, do hereby certify that "This professional service conforms to the current Illinois minimum standards for a boundary survey", and that the Plat hereon drawn is a correct representation of said survey.

Dated, this 28TH day of OCTOBER, A.D., 2011, at Bolingbrook, IL. FIELDWORK DATE: OCTOBER 26, 2011

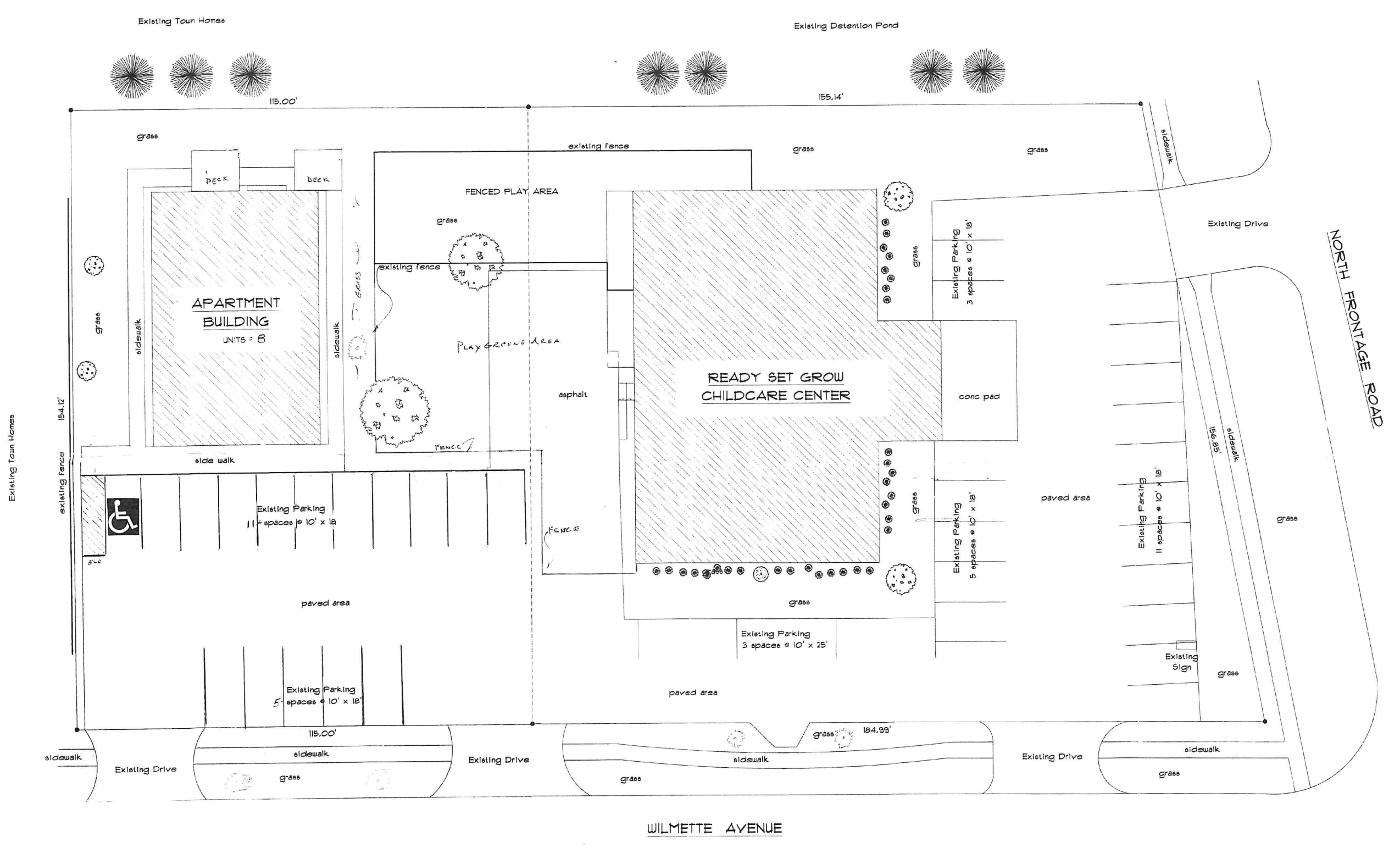
Michael G. Herwy
 Illinois Professional Land Surveyor No. 35-002909
 License Expires: November 30, 2012

CLIENT: CAND & ASSOCIATES
 JOB NO.: 71242-11

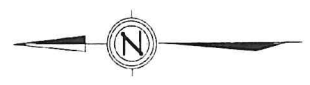
LEGEND:	
	ASPHALT
	BRICK
	WALL
	CONCRETE
	WOOD/PVC
	ENCLOSED COVERED
	IRON PIPE
	REBAR/ROD
	PK NAILS AS NOTCH
	CHAIN LINK FENCE
	WOOD FENCE
	ALL OTHER FENCE TYPES

ABBREVIATIONS:	
A = ARC LENGTH	NLY = NORTHERLY
R = RADIUS	S'LY = SOUTHERLY
CH = CHORD LENGTH	E'LY = EASTERLY
(r) = RECORD VALUE	W'LY = WESTERLY
(m) = MEASURED VALUE	TYP = TYPICAL
B.S.L. = BUILDING SETBACK LINE	
P.U.E. = PUBLIC UTILITY EASEMENT	
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT	

NOTES: COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO, COMPARE ALL FIELD MEASURED LOT CORNERS & BUILDING TIES WITH THIS PLAT BEFORE CONSTRUCTION AND REPORT ANY DIFFERENCE AT ONCE. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO DEPICTED ON THE RECORDED SUBDIVISION PLAT. REFER TO YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE FOR ADDITIONAL ENCUMBRANCES. MEASURED LOT DIMENSIONS ARE SHOWN ONLY WHEN THEY DIFFER FROM RECORD DIMENSIONS BY 0.16 FEET OR MORE. CURVED LINES DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED. ALSO, ALL ARCS ARE TANGENT UNLESS OTHERWISE NOTED.



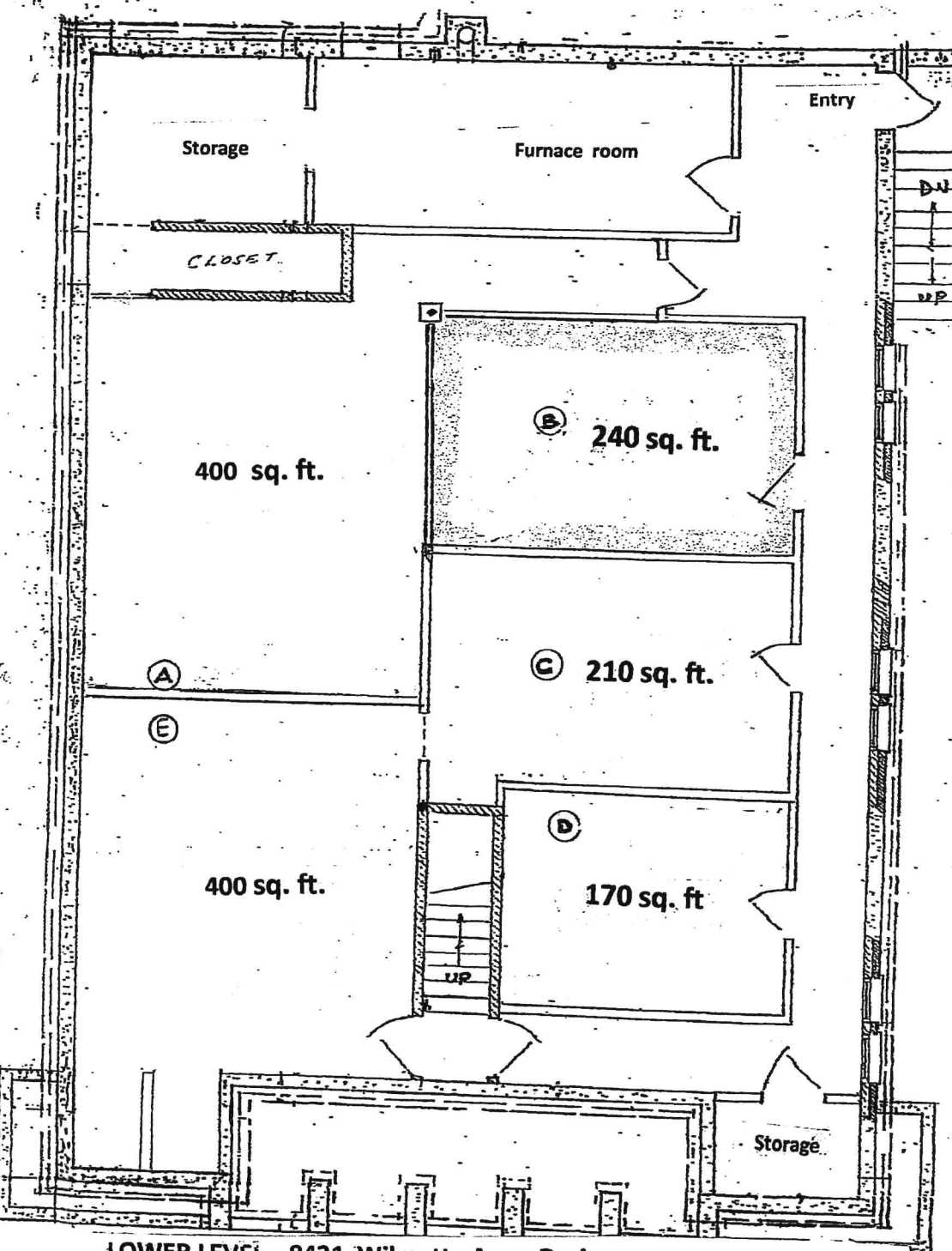
PARKING DATA
 Spaces Required: 16
 Spaces Provided: 16



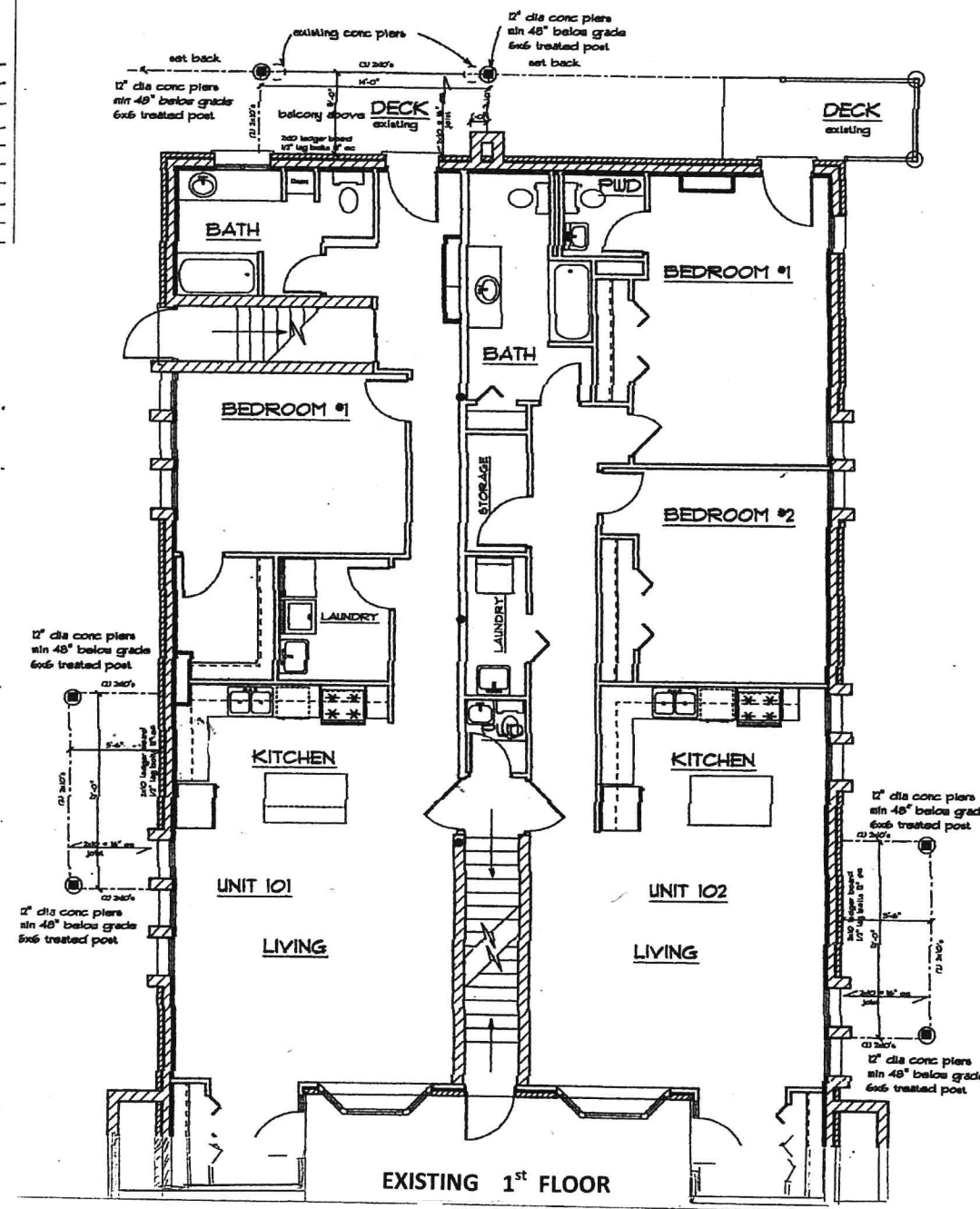
SITE PLAN
PARKING PLAN & LANDSCAPE PLAN
 (As Existing)

PARKING DATA
 10 Spaces Required
 21 Spaces Provided

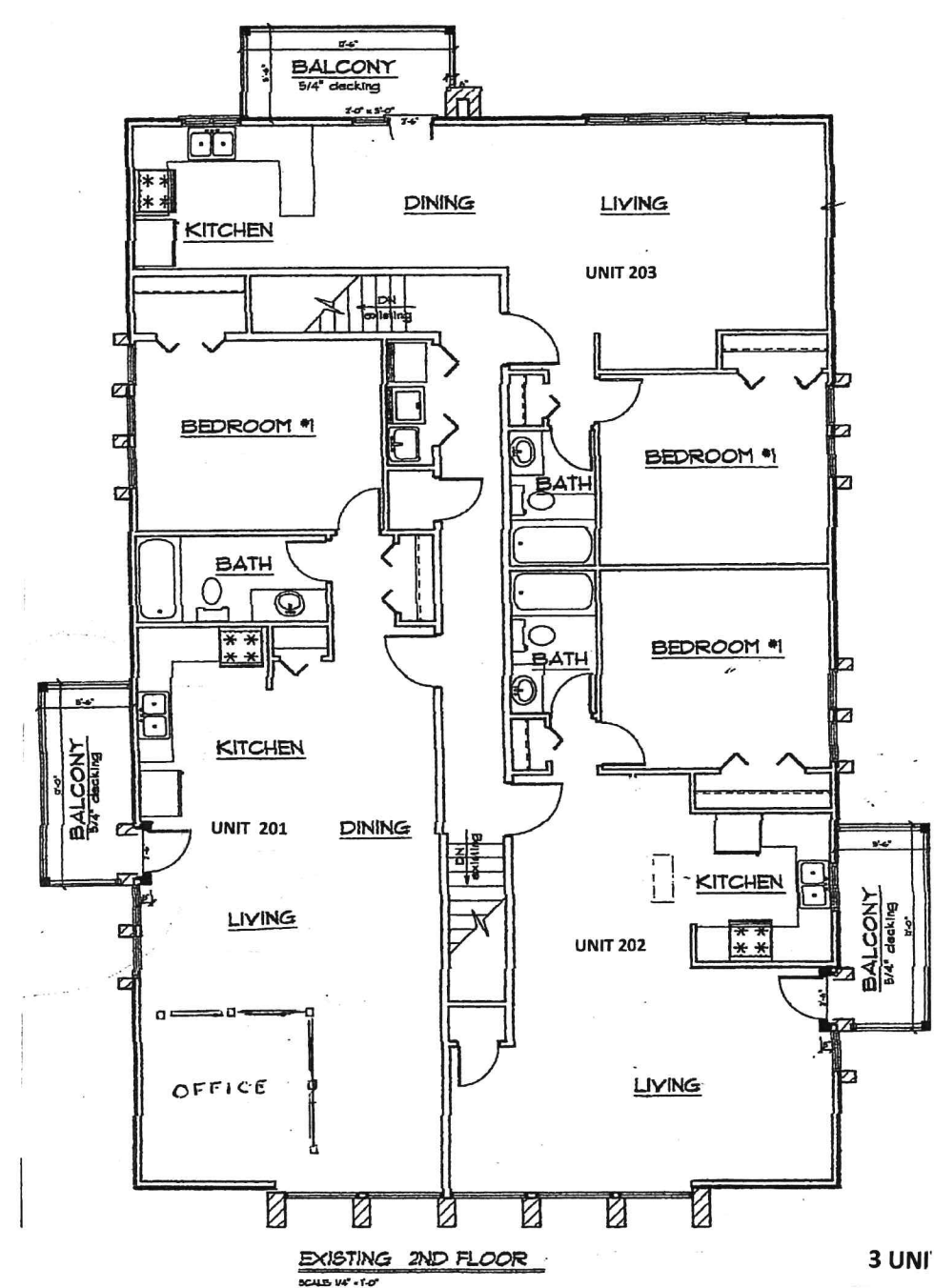
SHEET NO. **SP-1**
 FILE NO: 11-1721
 REVISED: 3/19/22
 D B K and Associates
 La Grange Highlands
 708-579-1726
 SCALE: as noted
 DRAWN BY: DBK
 DATE: 11-9-11
SITE PLAN
 NORTH FRONTAGE ROAD AND WILMETTE AVE
 DUPAGE COUNTY - DARIEN, ILLINOIS



LOWER LEVEL 8431 Wilmette Ave Darien STORAGE ROOMS



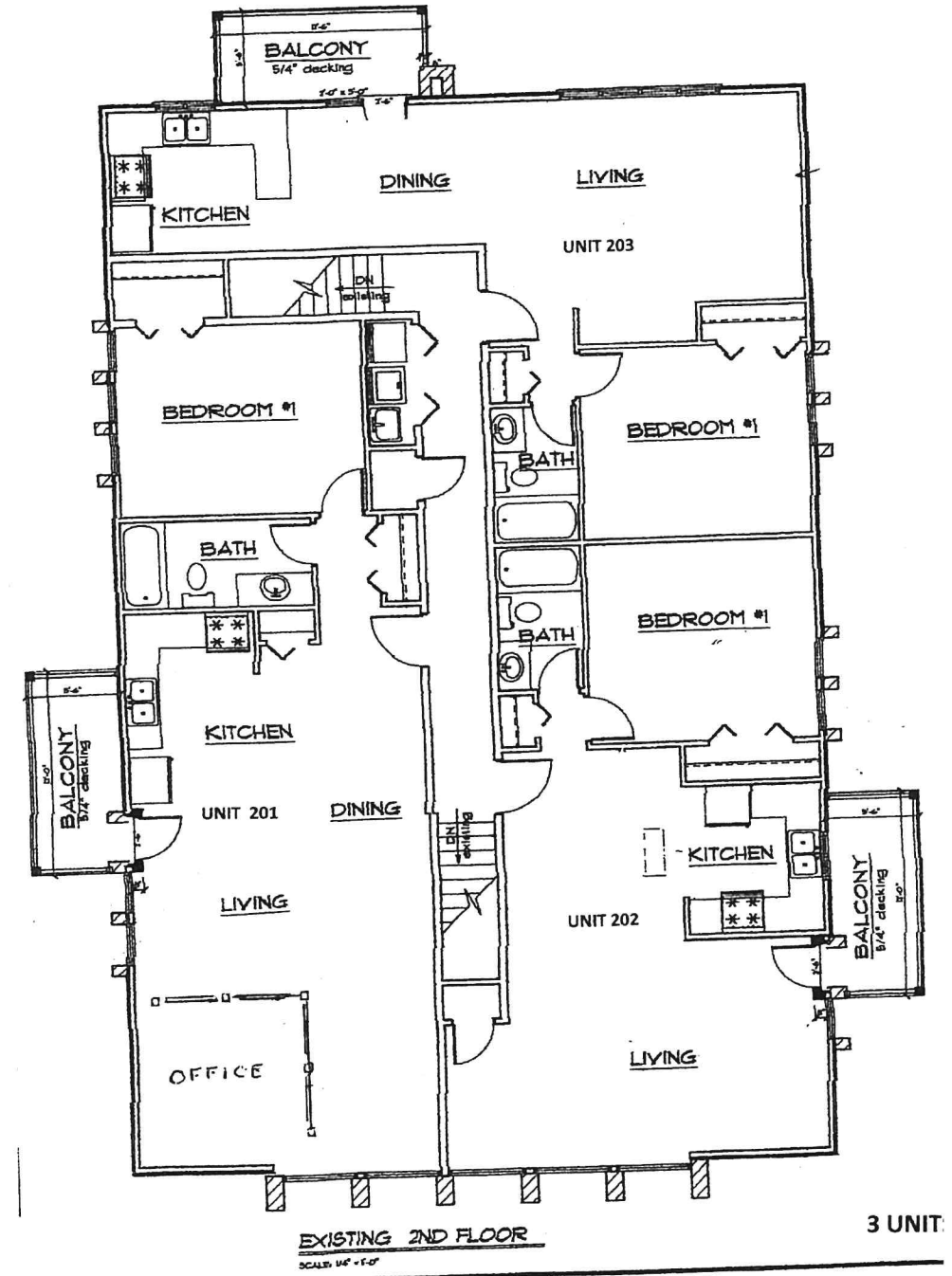
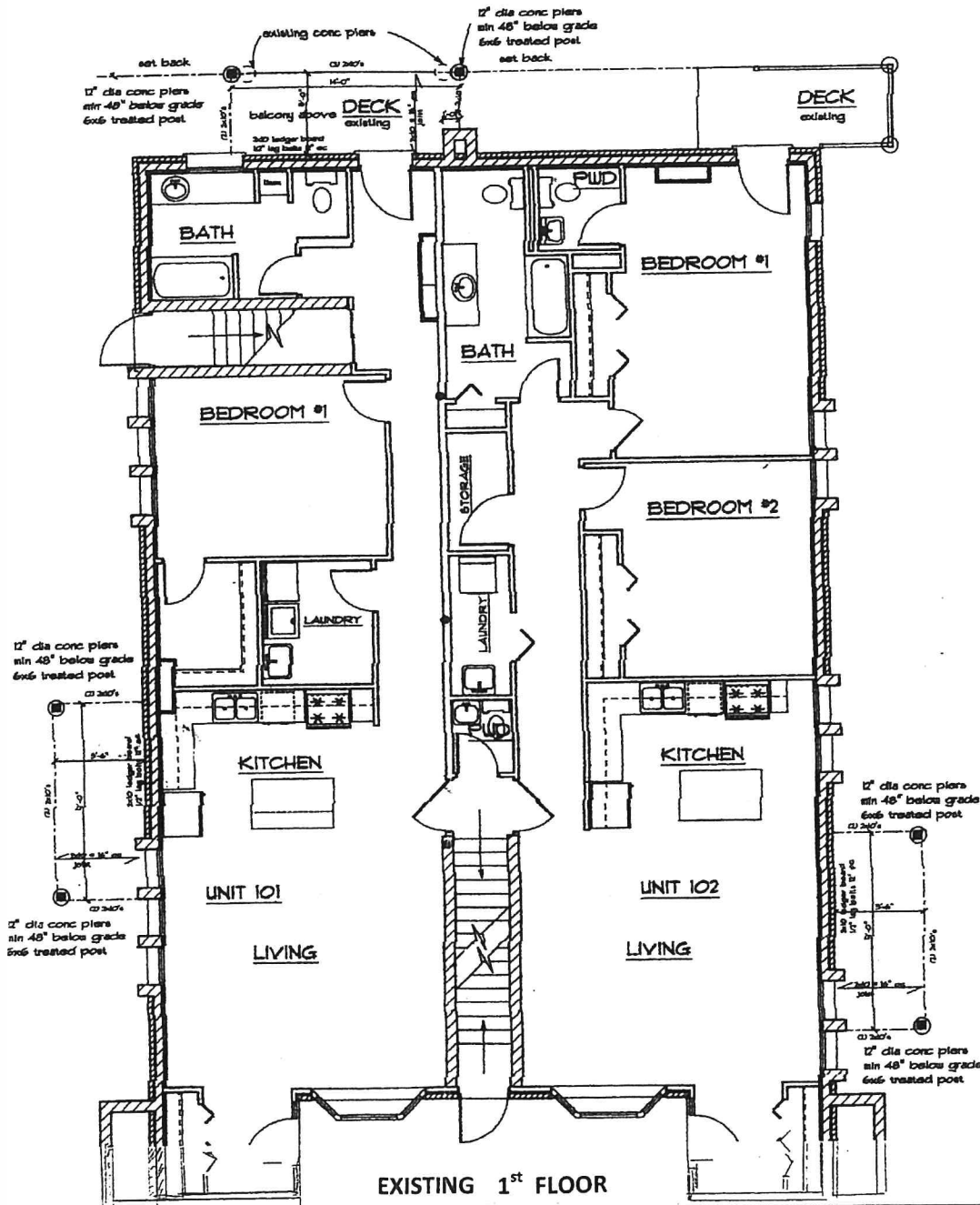
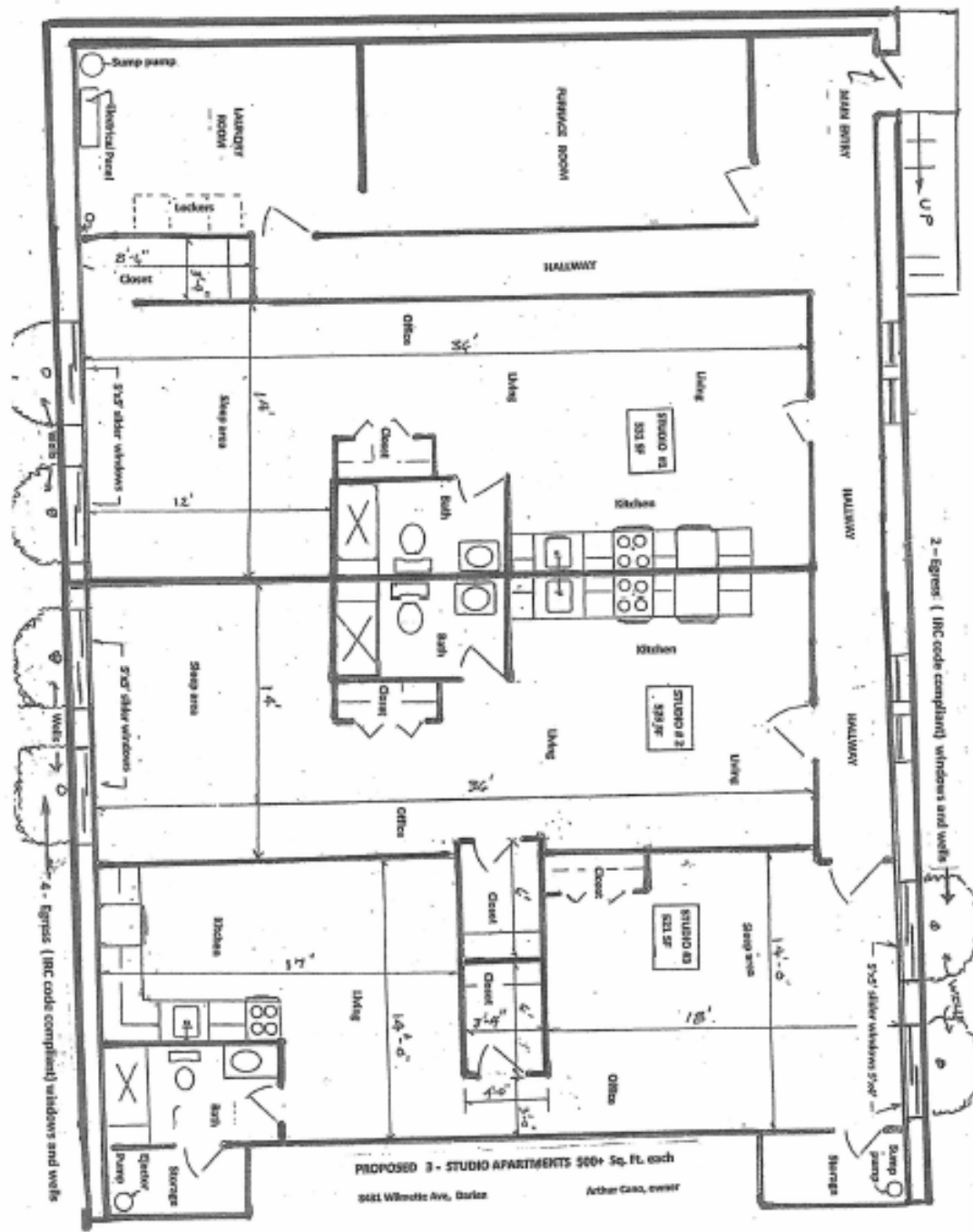
2 UNITS



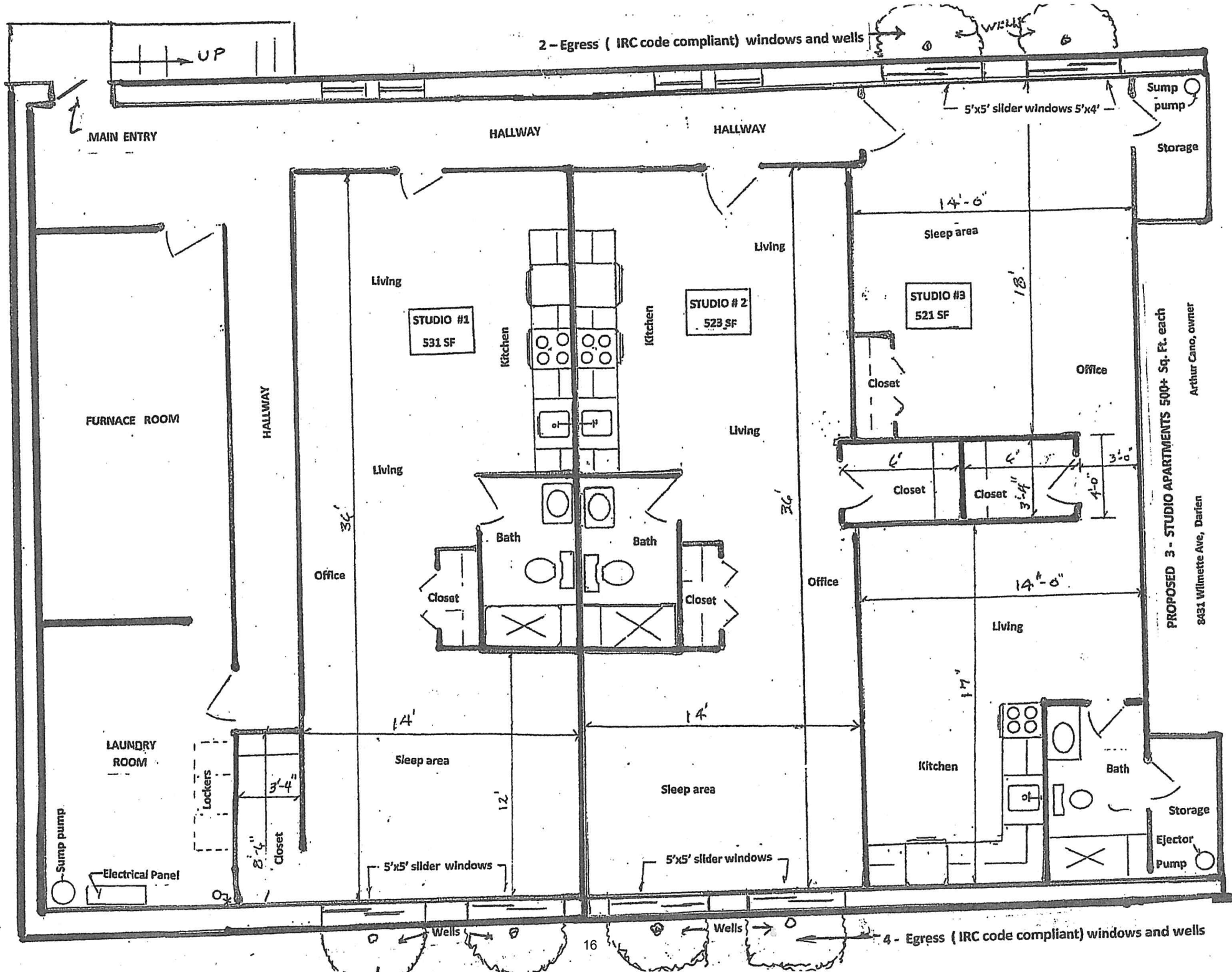
EXISTING 2ND FLOOR

3 UNITS

AS EXISTING



PROPOSED AND EXISTING



2 - Egress (IRC code compliant) windows and wells

Storage

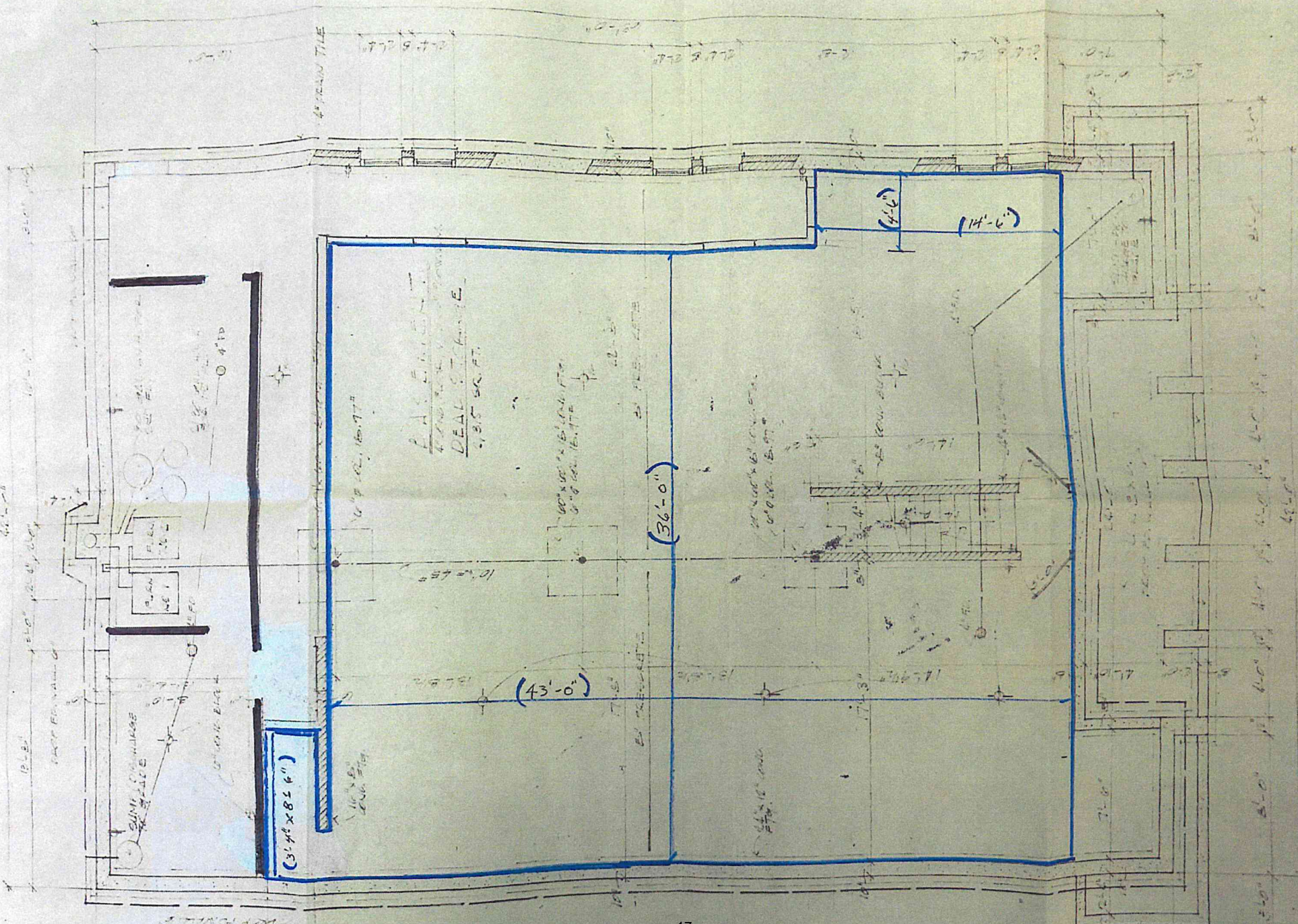
Arthur Cano, owner

8431 Wilmette Ave, Darien

Storage
Ejector Pump

4 - Egress (IRC code compliant) windows and wells

PROPOSED 3 - STUDIO APARTMENTS 500+ Sq. Ft. each



FOUNDATION PLAN SCALE: 1/4" = 1'-0"

R E C A P of entire gross area

FLOOR PLANS The square footage size of each apartment.(with dimensions)

Studio #1. Gross area 36 ft x 14 ft = 504 sq. ft.

Extra closet 3' – 4" x 8'-6" = 27.625 sq ft.

. Total.531.6 sq.ft

Studio #2. Gross area 36 ft x 14 ft = 504 sq ft.

Extra closet 3' -4" x 6' -0" = 19.5 sq ft.

Total523.5 sq ft.

Studio #3. Gross area 14 ft x 17 ft =238 sq ft

“ 14 ft x 18 ft = 252 sq ft.

Hall 3' x 4' = 12 sq ft

Extra closet 3' x 4" x 6'-0" = 19.5sq ft

Total.....521.5 sq ft

GRAND TOTAL.....1,576 sq.ft. required

FOUNDATION PLAN: Gross area of original foundation floor plan as marked.

Gross Larger area.....43 ft x 36 ft = 1548 sq ft.

Gross Small area4.5' x 4.5' = 65.25 sq ft

Closet area..... 3'- 4" x 8'-6" = 27.625 sq. ft.

Total..... 1,641 sq. ft.

GRAND TOTAL.....1,641 sq.ft. available

****1641 – 1567 =74 sq ft**

CONCLUSION: There is sufficient Existing square footage to accommodate 3 – 500 sq ft. units.

****The difference of 74 sq ft accounts for thickness of partitions and use of round numbers.**

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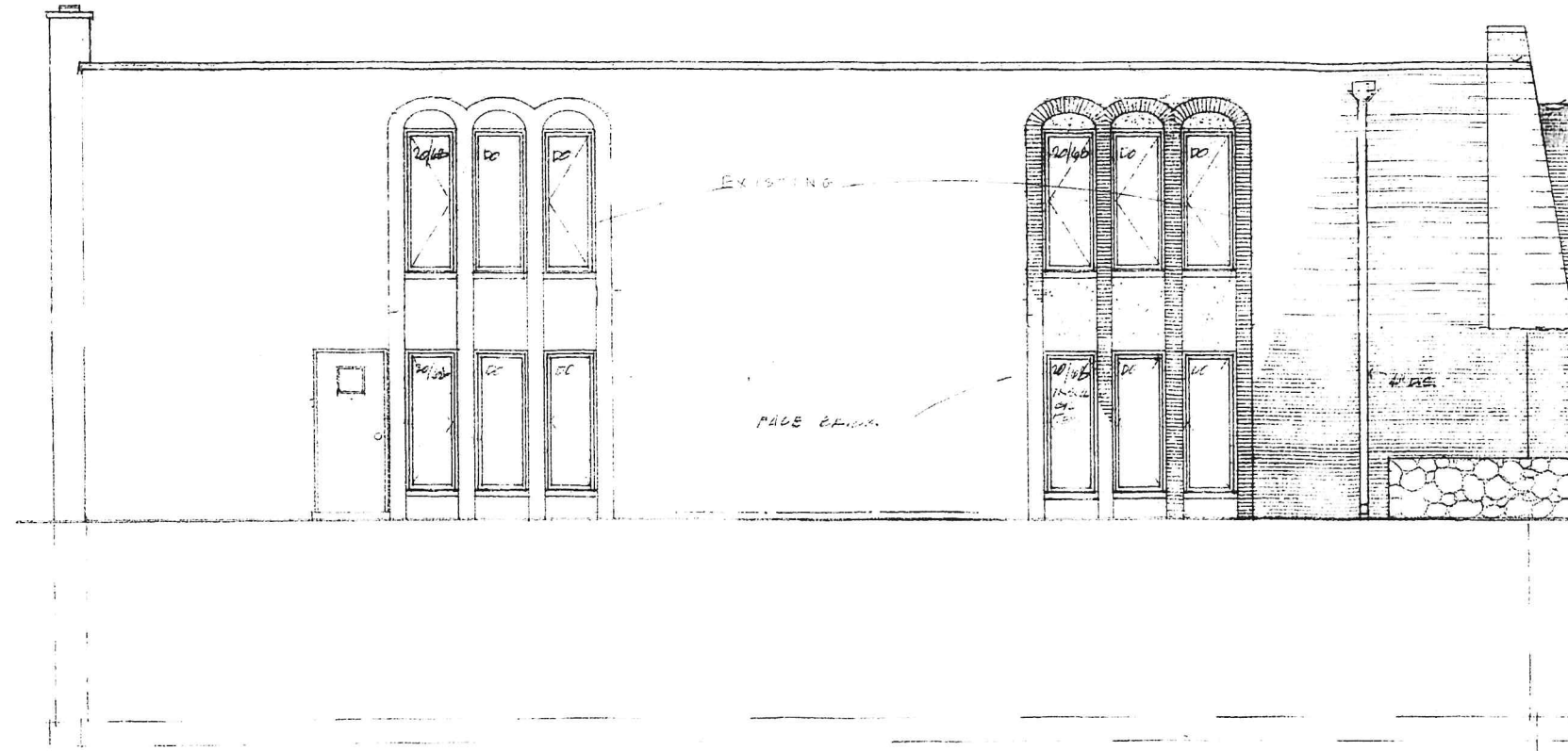
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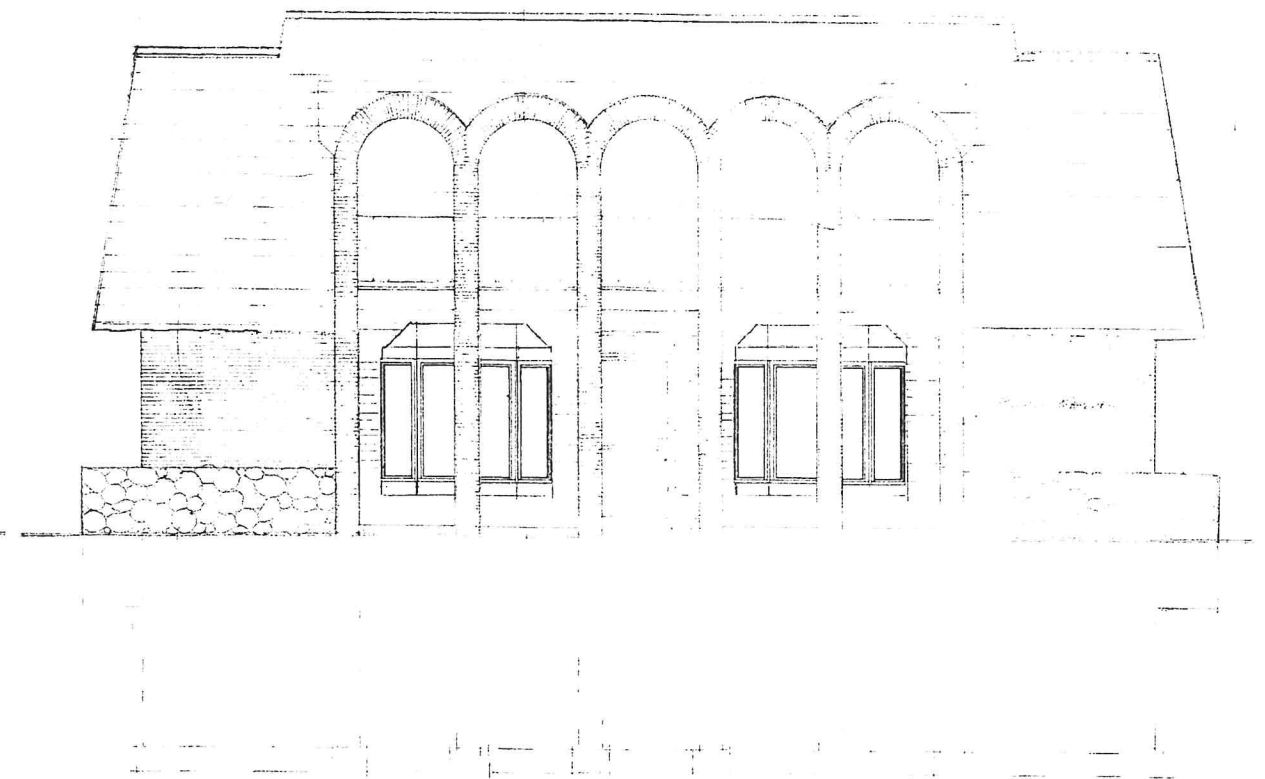
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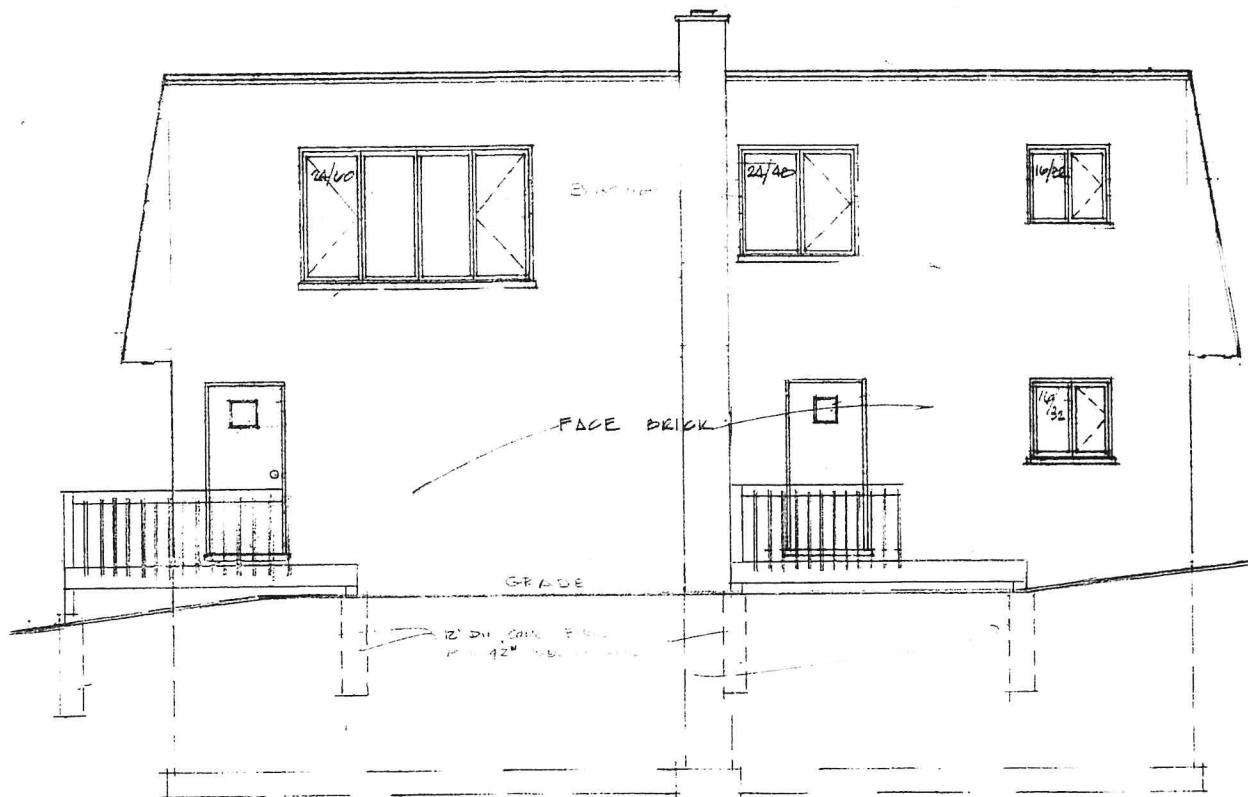
ATTACHMENT 5: BUILDING ELEVATION



LEFT ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"

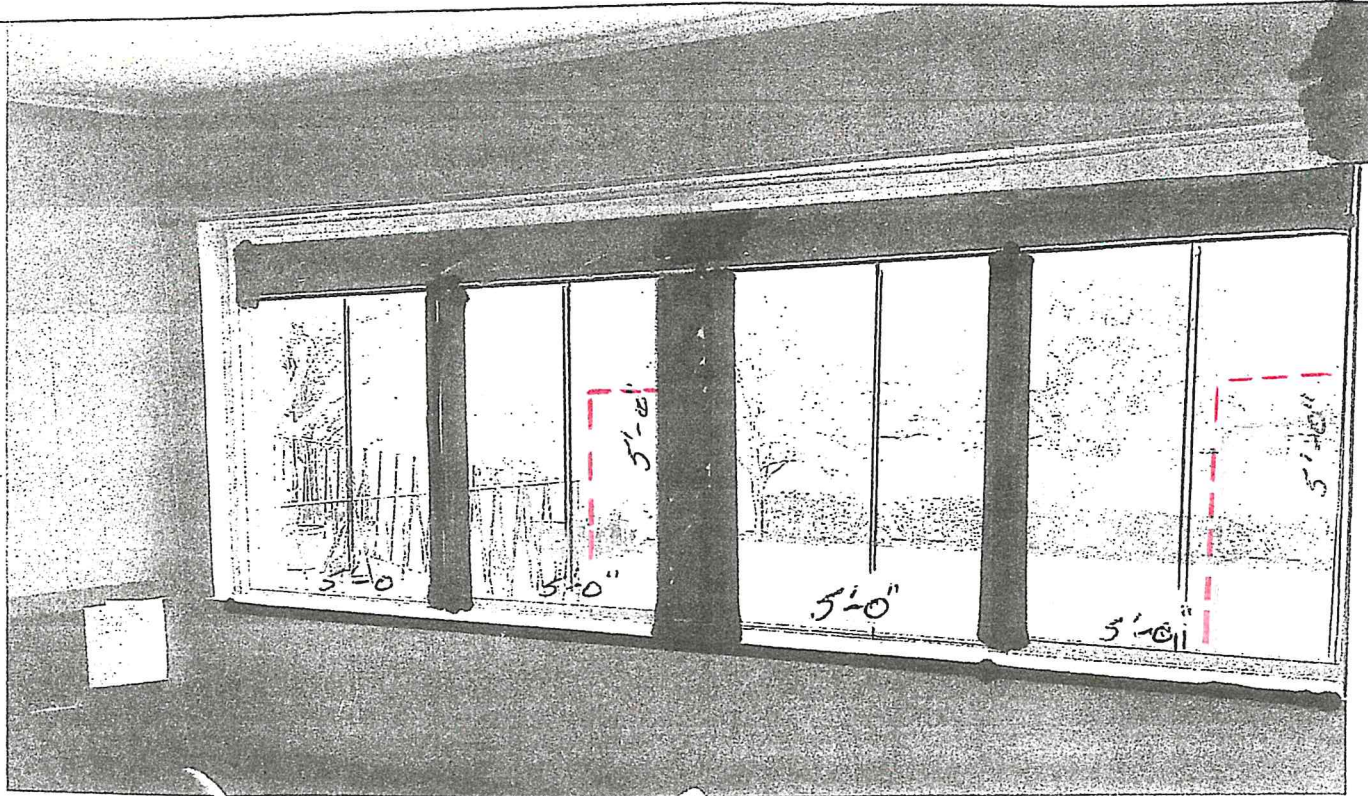


REAR ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"

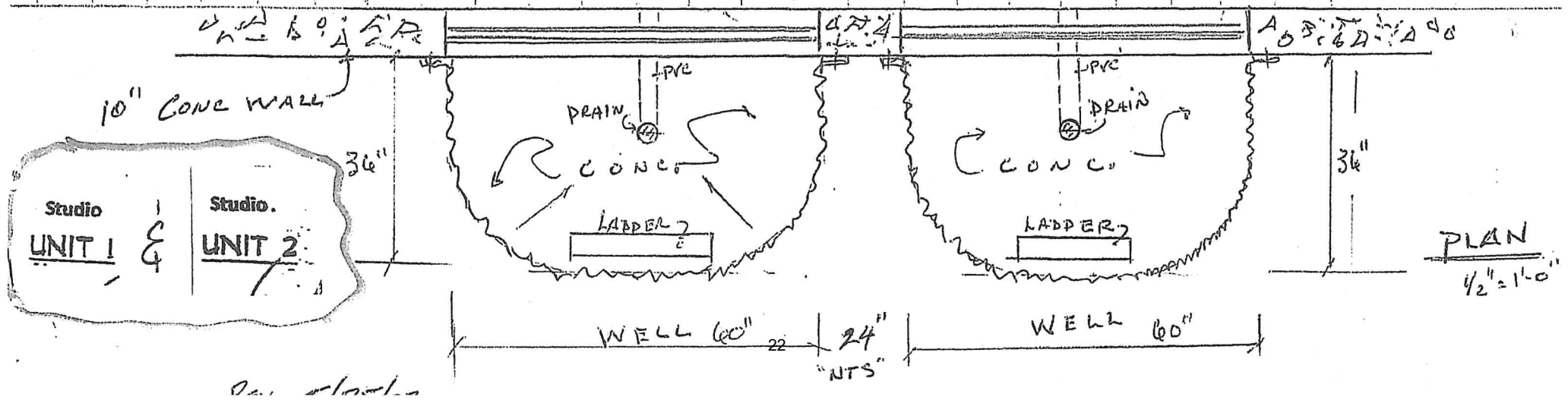
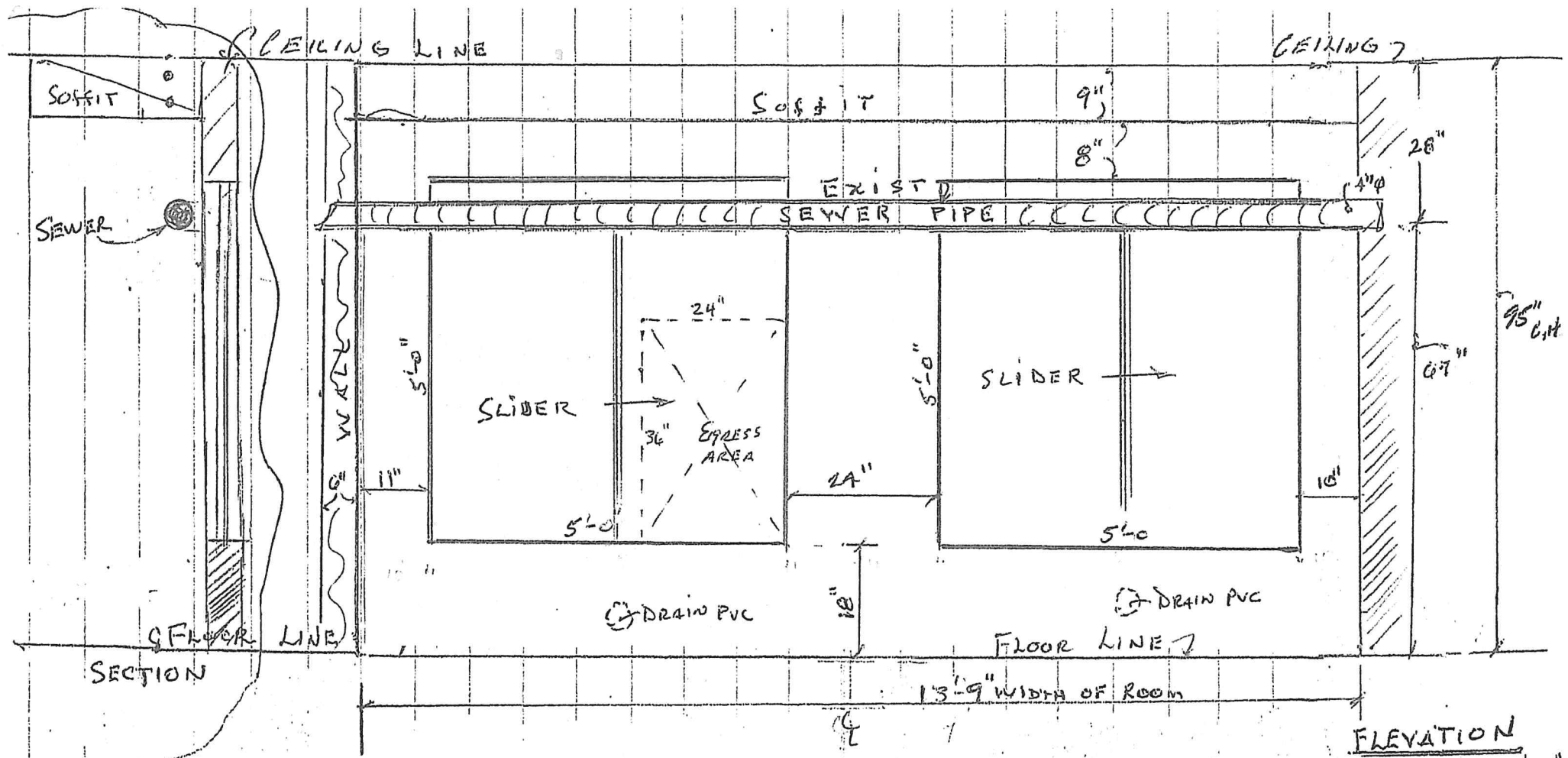
ELEVATIONS

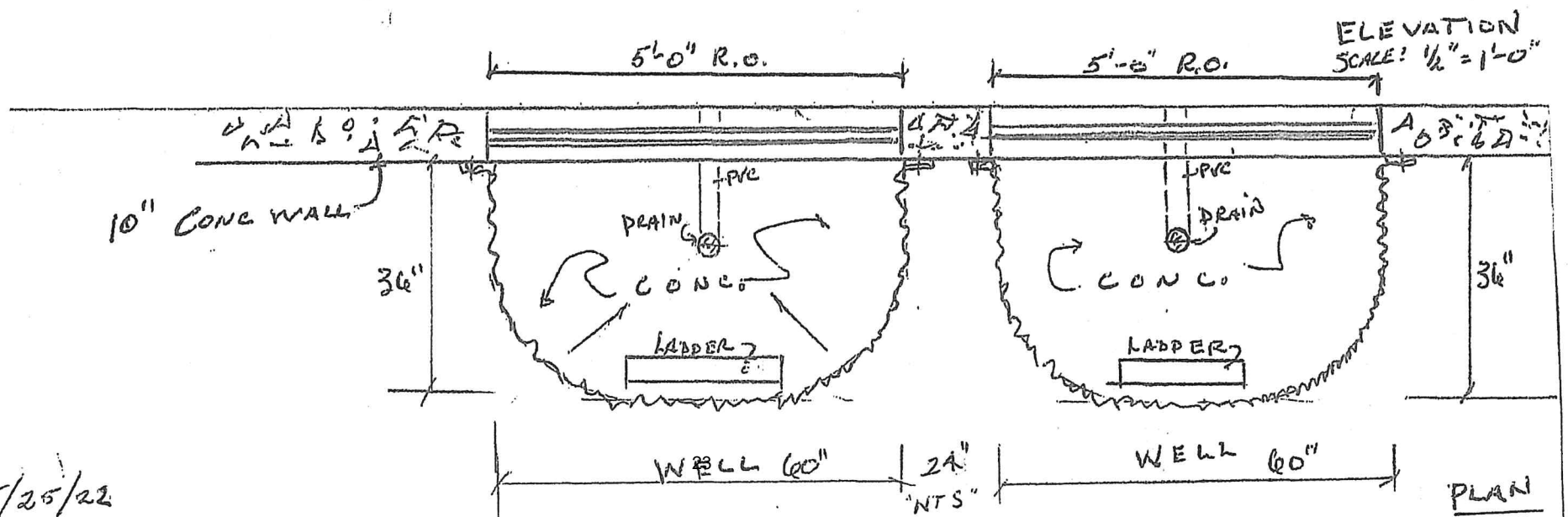
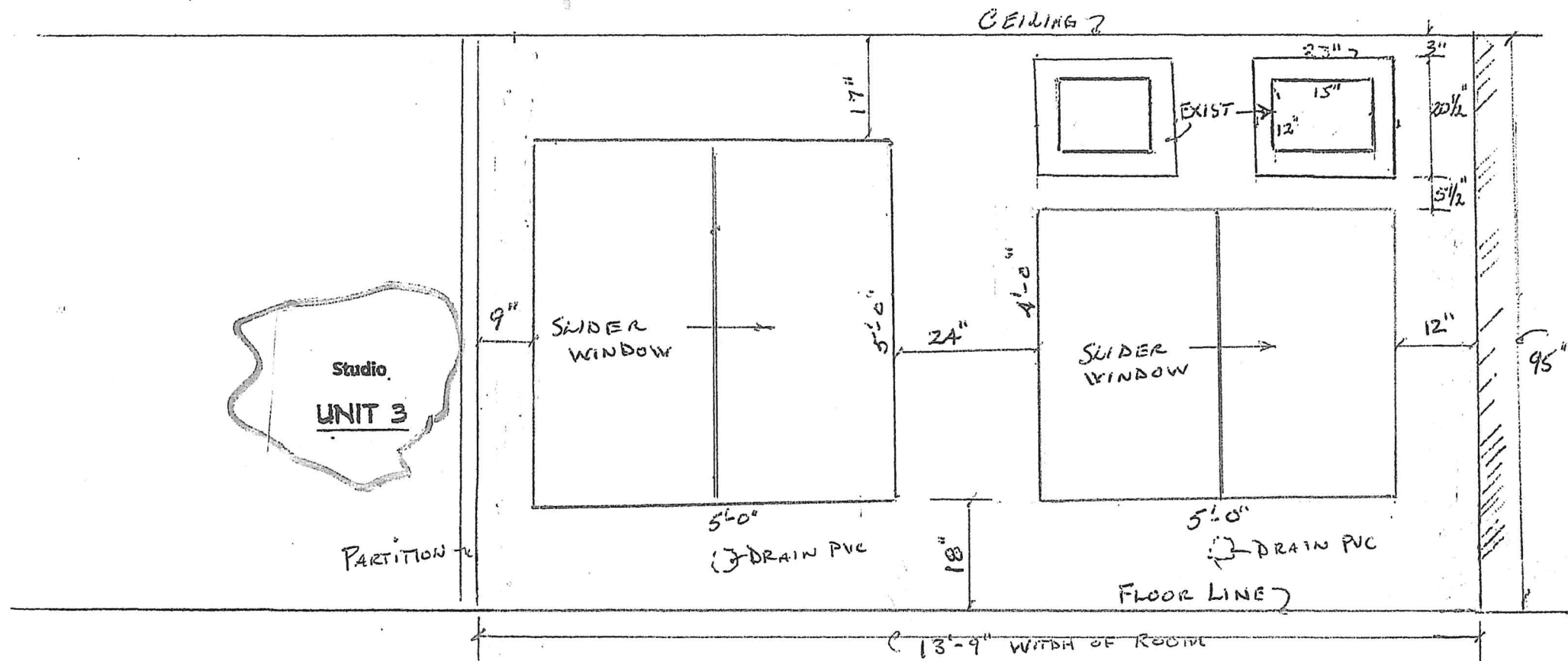


STUDIO #2

STUDIO #1

TYPICAL PHOTO IMAGE SLIDER WINDOWS





REV 5/25/22



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It's the Law - Egress Window Requirements

The IRC 2021 or International Residential Code pertains to all single and two family homes.

The intent of the code is to keep you and your loved one safe by requiring a means of egress in basement level living spaces. The reason for needing a means of egress are twofold; to allow for an exit in case of an emergency, and to provide access for a firefighter to gain entrance. You will find that each product on this site clearly states whether it complies with the egress window requirements.

The code gets updated every three years. Check with your local building department to determine what version of this code is being enforced in your area at this time.

Here is an overview of section R310 of the code that are applicable to Egress Windows:

Egress windows (or doors) are required in every habitable space. Especially in any room used for sleeping purposes, it will require its own egress window. Remodeler: if you have an existing home and you add a sleeping room, or finish a separate living space in the basement, the code requires that you install an egress window to serve these spaces. Without a means of egress, these rooms can represent a dangerous fire trap if you do not have a quick and easy to operate emergency egress escape window. If you have a basement that has a bedroom, recreation room, den, family room, media room, office, or home gym. All of these rooms are required to have a means of egress.

Basement Egress Window Requirements

The bottom of the egress window opening can't exceed 44" from the finished floor.

The minimum opening area of the egress window is 5.7 square feet.

The minimum egress window opening height is 24" high.

The minimum egress window opening is 20" wide.

The egress window must have a glass area of not less than 8% of the total floor area of room(s) for which it is servicing, to allow the minimum amount of sufficient natural light. *

The egress window must have an opening area of not less than 4% of the total floor area of room(s) for which it is servicing, to allow the minimum amount of natural ventilation. *

* Multiple windows can be used to service a single area where one window does not meet these percentages of total floor area. As long as the totaled amounts from this combination of windows meet or exceed the 8% for natural light and 4% for natural ventilation.

Egress Window Wells

Egress window wells are required where the bottom of the egress window is below ground level.

The egress well must not interfere with the egress window fully opening.

The distance from the egress window to the back of the Egress well must be at least 36"

The minimum area of the egress well must be 9 square feet. (width x projection)

Egress Ladders and/or Steps

Egress ladders and or steps are required on window wells deeper than 44" and must be permanently attached.

An egress ladder or step may encroach into well up to 6".

Steps and/or distance between rungs of the ladder can't exceed 18".

The rungs of an egress ladder must be 12" wide or greater and must project a minimum of 3" away from the back wall, but can't exceed 6" from the back of the wall.

Egress Well Cover and/or Well Grates

Shall be easily opened or removed from the inside of the egress well without special tools.

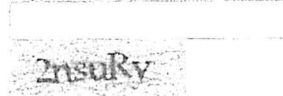
These requirements are intended to make sure an average, able bodied person, would be able to both fit through and lift themselves up, and out the window. Please keep in mind whom may be using the living space in your basement and adjust these requirements as you feel necessary. The law only dictates the minimum required by law and may not be what best suits your needs. Use your common sense when picking the egress window size and egress window well size that you feel is right for you and your family. Keep safety in mind.

See your local building inspector with questions regarding code requirements in your area. You are responsible for abiding by all applicable building codes in your area.

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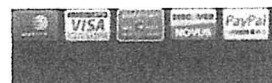
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Home » Egress Windows

Basement Egress Windows

Basement Egress Windows are large enough for the average person to use as an exit in case of an emergency, providing your family with peace of mind while satisfying home fire safety regulations and building codes. The most common basement egress window are slider windows which come in sizes of 48" - 72" wide x 48" high. With the 48" wide x 48" high being the most popular and which come in most of the Complete Egress Kits. Rising in popularity are the in-swing casement style windows for egress. These are great for when you are taking out a small, non-egress basement window. These windows are often in the 30" - 36" wide x 12" - 18" high size range. The in-swing casement windows for egress range in size from 27" - 37 1/2" wide. And heights from 36" - 61 1/2" high. Having a verity of sizes available makes it easy to match the width of your existing window opening with one of the available egress windows. The cut straight down to accommodate the larger height of the new egress window.

Window Benefits:

- Provide an easy exit
- Meet or exceed the code requirements
- Have screens for bug protection
- Are double paned for a better insulation
- Allow natural light into your dark basement

In-Swing Casement Windows are large enough to meet the code for egress, yet swing out of the way for an unobstructed exit. Acrylic Glass Block In-Swing Windows are the perfect choice if privacy is a concern. The Slider window version is best when you want the most light and larger view area.

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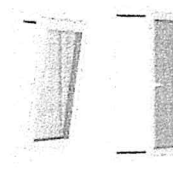
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Easy Egress Vinyl Window
 Price: \$615.00-\$1,180.00
[more details...](#)



Single Hung In-Swing Escape Window
 Price: \$905.00-\$960.00
[more details...](#)



European Tilt & Turn Window
 Price: \$905.00-\$960.00
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PVC V300 Low-E Slider Window
 Price: \$746.00-\$1,125.00
[more details...](#)

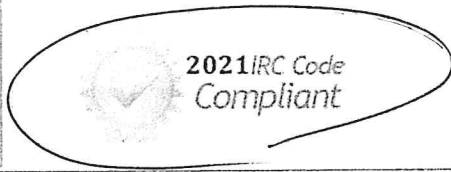


Acrylic Block In-Swing Window
 Price: \$1,060.00-\$1,265.00
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Easy Egress Window Frame Buck - Heavy Duty
 Price: \$260.00-\$345.00
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Home » Window Wells

Window Wells

Window wells are required by current building codes for finished basements to provide a safe means of egress, and they are an important part of turning a basement into a livable space. They turn an otherwise dark and drab basement into a welcoming place to enjoy with your family. There is a wide variety of sizes available for the Egress Window Wells. They start with widths from 42" wide all the way up to 80" wide. The projection, the distance from the foundation out to the furthest point of the well on the inside, start at 36" and go up to 49". 36" projection is the minimum required by code. The heights of the egress window wells range from 36" high to 96" high.

Window Wells:

- Provide an additional exit in case of a fire or other emergency
- Are a great source for natural light for basement renovations
- Improve ventilation and air circulation

Basement window wells must comply with very specific requirements in Section R310 of the International Building Code. All of the wells offered here adhere to those requirements. You will have peace of mind knowing that your family can escape from your basement quickly and safely.

Many of the wells offered are one-piece units and require no assembly. The rest are designed for easy assembly. All resist UV light, water, frost, extreme temperatures and are maintenance free. Any are ideal for both new construction and remodeling projects.

Beyond their practical function, the wells also add a little style. Both the Bilco ScapeWEL and Monarch Garden View Wells have terraced steps to provide garden planting beds for you to enjoy for years to come. With varying styles in several neutral colors, you'll be able to find a well that suits your home's décor.

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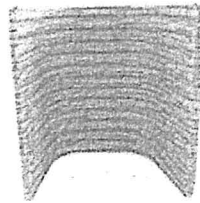


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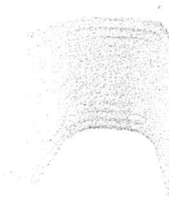
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Easy Egress Well - Stacked Stone
Price: \$603.00-\$1,443.00
[more details...](#)



Easy Egress Well - White
Price: \$516.00-\$1,254.00
[more details...](#)



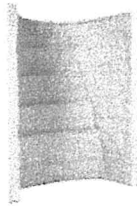
StoneWall Egress Well
Price: \$412.00-\$912.00
[more details...](#)



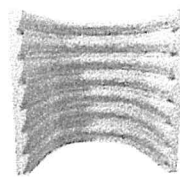
Modular Egress Well 5600
Price: \$210.00
[more details...](#)



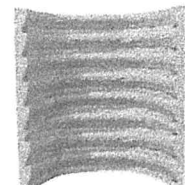
Elite Egress Well - Tan
Price: \$1,070.00-\$2,088.00
[more details...](#)



Elite Egress Well - Gray
Price: \$1,070.00-\$2,088.00
[more details...](#)



DuraWell Egress Well - Sandstone
Price: \$1,195.00-\$1,395.00
[more details...](#)



DuraWell Egress Well - Slate
Price: \$1,195.00-\$1,395.00
[more details...](#)

Opening Specifications

Signature Slider (8401)

WEATHER SHIELD. WINDOWS & DOORS

Call Size	Sq. Ft. Clear Opening	Clear Opening		Sq. Ft. Daylight Opening	Sq. Ft. Vent	Floor to Bottom of Clear Opening ^a	Sq. Ft. Overall Unit Area ^b
		Width	Height				
3020	1.847	14.006	18.985	3.156	1.847	61.221	5.793
3026	2.430	14.006	24.985	4.312	2.430	55.221	7.273
3030	3.014	14.006	30.985	5.468	3.014	49.221	8.752
3036	3.597	14.006	36.985	6.624	3.597	43.221	10.231
3040	4.181	14.006	42.985	7.781	4.181	37.221	11.710
3046	4.570	14.006	46.985	8.552	4.570	33.221	12.696
3050	5.348	14.006	54.985	10.093	5.348	25.221	14.668
3056	5.932	14.006	60.985	11.249	5.932	43.221	16.148
3060	6.515	14.006	66.985	12.406	6.515	37.221	17.627
4020	2.638	20.006	18.985	4.520	2.638	61.221	7.752
4026	3.471	20.006	24.985	6.177	3.471	55.221	9.731
4030	4.305	20.006	30.985	7.833	4.305	49.221	11.710
4036	5.138	20.006	36.985	9.489	5.138	43.221	13.689
4040	5.972	20.006	42.985	11.145	5.972	37.221	15.668
4046	6.528	20.006	46.985	12.249	6.528	33.221	16.988
4050	7.639	20.006	54.985	14.458	7.639	25.221	19.627
4056	8.473	20.006	60.985	16.114	8.473	43.221	21.606
4060	9.306	20.006	66.985	17.770	9.306	37.221	23.585
5020	3.429	26.006	18.985	5.885	3.429	61.221	9.710
5026	4.512	26.006	24.985	8.041	4.512	55.221	12.189
5030	5.596	26.006	30.985	10.197	5.596	49.221	14.668
5036	6.679	26.006	36.985	12.354	6.679	43.221	17.148
5040	7.763	26.006	42.985	14.510	7.763	37.221	19.627
5046	8.485	26.006	46.985	15.947	8.485	33.221	21.280
5050	9.930	26.006	54.985	18.822	9.930	25.221	24.585
5056	11.014	26.006	60.985	20.979	11.014	43.221	27.064
5050	12.097	26.006	66.985	23.135	12.097	37.221	29.543
6020	4.220	32.006	18.985	7.250	4.220	61.221	11.668
6026	5.553	32.006	24.985	9.906	5.553	55.221	14.648
6030 ^c	6.887	32.006	30.985	12.562	6.887	49.221	17.627
6036	8.220	32.006	36.985	15.218	8.220	43.221	20.606
6040	9.554	32.006	42.985	17.875	9.554	37.221	23.585
6046	10.443	32.006	46.985	19.645	10.443	33.221	25.571
6050	12.221	32.006	54.985	23.187	12.221	25.221	29.543
6056	13.555	32.006	60.985	25.843	13.555	43.221	32.523
6060	14.888	32.006	66.985	28.500	14.888	37.221	35.502
7036	5.472	21.307	36.985	12.346	5.472	43.221	24.064
7040	6.360	21.307	42.985	12.346	6.360	37.221	27.543
7046	6.952	21.307	46.985	12.346	6.952	33.221	29.863
7050	8.136	21.307	54.985	12.346	8.136	25.221	34.502
7056	9.023	21.307	60.985	12.346	9.023	19.221	37.981
7060	9.911	21.307	66.985	12.346	9.911	13.221	41.460
8036	6.500	25.307	36.985	16.737	6.500	43.221	27.523
8040	7.554	25.307	42.985	16.737	7.554	37.221	31.502
8046	8.257	25.307	46.985	16.737	8.257	33.221	34.155
8050	9.663	25.307	54.985	16.737	9.663	25.221	39.460
8056	10.717	25.307	60.985	16.737	10.717	43.221	43.439
8060	11.772	25.307	66.985	16.737	11.772	37.221	47.418
7036	4.983	19.401	36.985	9.129	4.983	43.221	24.064
7040	5.791	19.401	42.985	9.129	5.791	37.221	27.543
7046	6.330	19.401	46.985	9.129	6.330	33.221	29.863
7050	7.408	19.401	54.985	9.129	7.408	25.221	34.502
7056	8.216	19.401	60.985	9.129	8.216	19.221	37.981
7060	9.025	19.401	66.985	9.129	9.025	13.221	41.460
8036	5.753	22.401	36.985	12.401	5.753	43.221	27.523
8040	6.687	22.401	42.985	12.401	6.687	37.221	31.502
8046	7.309	22.401	46.985	12.401	7.309	33.221	34.155
8050	8.554	22.401	54.985	12.401	8.554	25.221	39.460
8056	9.487	22.401	60.985	12.401	9.487	43.221	43.439
8060	10.420	22.401	66.985	12.401	10.420	37.221	47.418

Shaded sizes meet or exceed egress opening requirements per 2006 IBC (International Building Code) minimum dimensions of 20" clear opening width, 24" clear opening height, 5.7 sq. ft. clear opening and floor to bottom of clear opening not to exceed 44".

^a Floor to bottom of clear opening dimensions are based on 82" header height.

All units over 66 height are based off 106" header height for floor to clear opening dimension

^b Sq. Ft. Overall Unit Area is calculated on the jamb dimension.

^c These windows meet or exceed emergency escape and rescue opening requirements if installed lower in the wall so the "Floor to Bottom of Clear Opening Height" does not exceed 44".

$23.135 \times 2 = 46.27$

Triple Slider Sizes (Equal End Vent)

Triple Slider Sizes (1/4-1/2-1/4)

Signature Series™

Elevation Details

Slider Windows - Double Slide (8401)

Jamb Dimension	2'-11 1/2"	3'-11 1/2"	4'-11 1/2"	5'-11 1/2"
Rough Opening	3'-0"	4'-0"	5'-0"	6'-0"
Metric R.O. (mm)	914	1219	1524	1829
Glass Size	14 7/8"	20 7/8"	26 7/8"	32 7/8"

Jamb Dimension	2'-11 1/2"	3'-11 1/2"	4'-11 1/2"	5'-11 1/2"
Rough Opening	3'-0"	4'-0"	5'-0"	6'-0"
Metric R.O. (mm)	914	1219	1524	1829
Glass Size	14 7/8"	20 7/8"	26 7/8"	32 7/8"

3020	4020	5020	6020
3026	4026	5026	6026
3030	4030	5030	6030
3036	4036	5036	6036
3040	4040	5040	6040
3046	4046	5046	6046
3050	4050	5050	6050
3056	4056	5056	6056
3060	4060	5060	6060

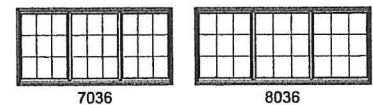
Slider Windows - Triple Slide 1/4-1/2-1/4 (8401)

Jamb Dimension	6'-11 1/2"	7'-11 1/2"
Rough Opening	7'-0"	8'-0"
Metric R.O. (mm)	2134	2438
End Glass Size	18 31/32"	21 31/32"
Center Glass Size	37 31/32"	43 31/32"

7036	8036
7040	8040
7046	8046
7050	8050
7056	8056
7060	8060

Optional Triple Slider 1/3-1/3-1/3 Configurations

Available for these widths, and all heights.



Shaded units meet or exceed egress opening requirements per 2015 IBC (International Building Code) minimum dimensions of 20" [508mm] clear opening width, 24" [610mm] clear opening height, 5.7 sq. ft. [5295cm²] clear opening and floor to bottom of clear opening not to exceed 44" [1118mm] in height.

Verify local or state egress opening sizes with your local building inspector.

Floor to bottom of clear opening dimensions are based on 82" [2083mm] jamb height of Weather Shield French doors and center hinged French doors.

See Opening Specification chart for reference.

Re: 8431 Wilmette Ave., Darien

From: chris@midwestwaterproofing.com (chris@midwestwaterproofing.com)

To: artcano@ameritech.net

Date: Thursday, August 18, 2022, 01:25 PM CDT

Yes they will absolutely be IRC code compliant for means of egress... I'll be able to highlight all of that information in the drawings so there shouldn't be any question about that.

Thank you,

Chris Steponaitis

Owner

60 W. Terra Cotta Ave, Ste B #220

Crystal Lake, IL 60014

Office: 815.245.6890

Mobile: 708.341.1109

www.midwestwaterproofing.com

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WINDOW WELLS
MIDWEST WATER PROOFING
CRYSTAL LAKE, IL

FW: Window requirement

From: Mary Belmonte (mbelmonte@darienil.gov)
To: artcano@ameritech.net
Date: Monday, March 22, 2021, 11:35 AM CDT

2x3 - ACTUAL
EGRESS
5.7 SF FIRE ES.
8% LIGHT
4% AIR

From: Don Morris <donmorrisarchitects@hotmail.com>
Sent: Monday, March 22, 2021 11:32 AM
To: Mary Belmonte <mbelmonte@darienil.gov>
Subject: Re: Window requirement

Mary,

Plans are required by a licensed Illinois Architect and the minimum egress window well shall be 36" x 36" with a window 44" max for the sill height, 24" x 20" min., and 5 s.f min. of clear opening (section 310.2.1-310.2.3)

Jason Noe
Don Morris Architects, P.C.
616 Executive Drive
Willowbrook, IL 60527
PH 630-920-8175

From: Mary Belmonte <mbelmonte@darienil.gov>
Sent: Monday, March 22, 2021 10:13 AM
To: Don Morris (donmorrisarchitects@hotmail.com) <donmorrisarchitects@hotmail.com>
Subject: FW: Window requirement

From: ARTHUR CANO <artcano@ameritech.net>
Sent: Friday, March 19, 2021 2:28 PM
To: Mary Belmonte <mbelmonte@darienil.gov>
Subject: Window requirement

To: Mary Belmonte: Darien Development Asst. Coordinator

From: Arthur A. Cano. Darien resident

Location: Lower level. 8431 Wilmette Ave., Darien, IL

Re: Window Size

Mary: This reference my visit to City Hall, this morning, 3/19/21, inquiring about window code requirement. As you suggested, I should sent you my inquiry which is as follows:

I am in the feasibility stage to remodel space in the lower level basement to: four open studio apartments, approx 375 sq.ft. (17x21). I propose to install a window well egress window measured at 35" x45" for each unit.

Will this size meet the window code requirement for a 375 sf open studio? This open layout will not have a partitioned off bedroom. You referred me to IRC 2015 which I believe does not refer to open area living space.

Thank you for your help. Incidentally, I sincerely apologize if my attitude appeared to incite a quarrel. I have been a Darien resident for more than 50 years and I sincerely appreciate you City Hall employees.

I await your early reply.

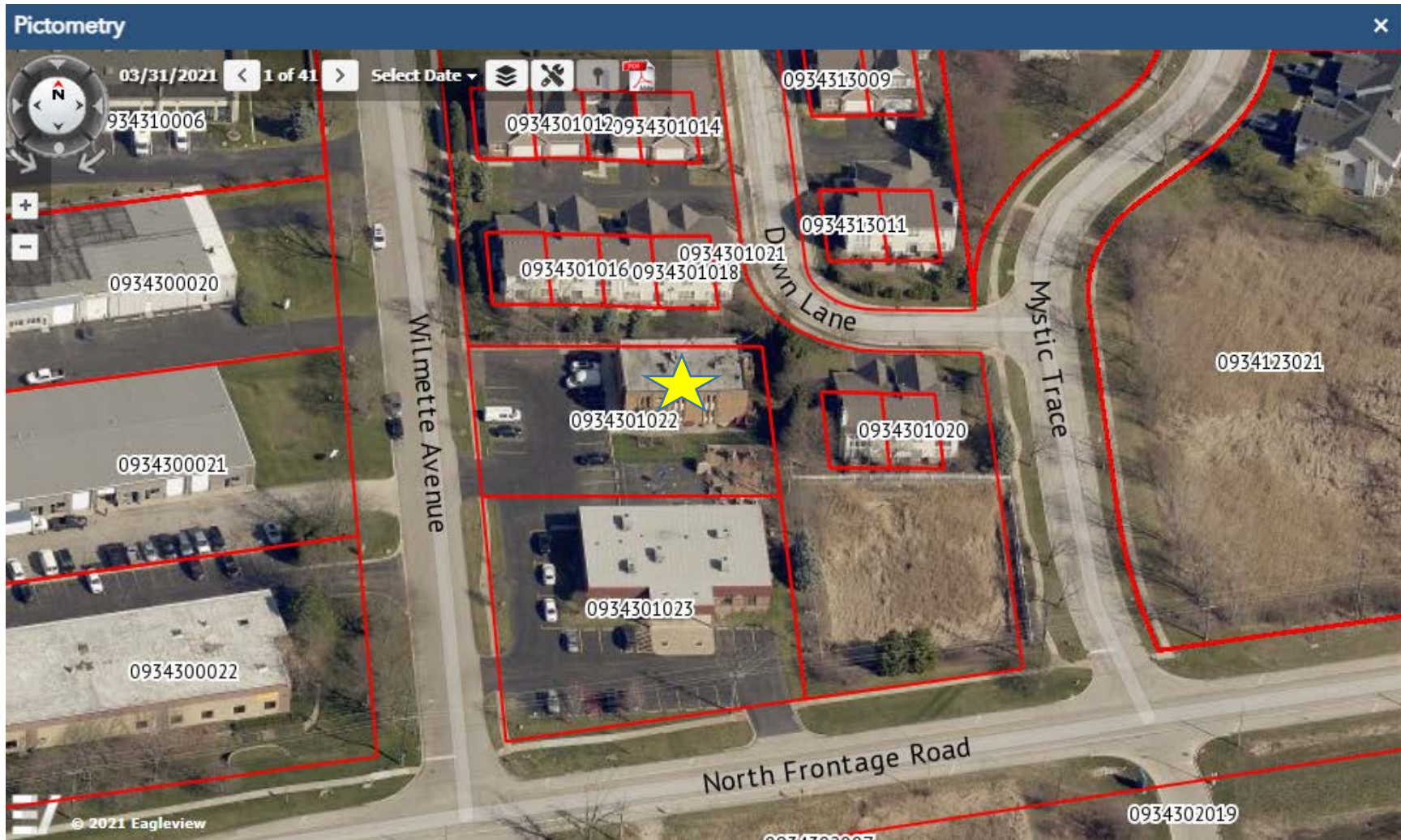
Arthur A. Cano, owner. 630-747-6070

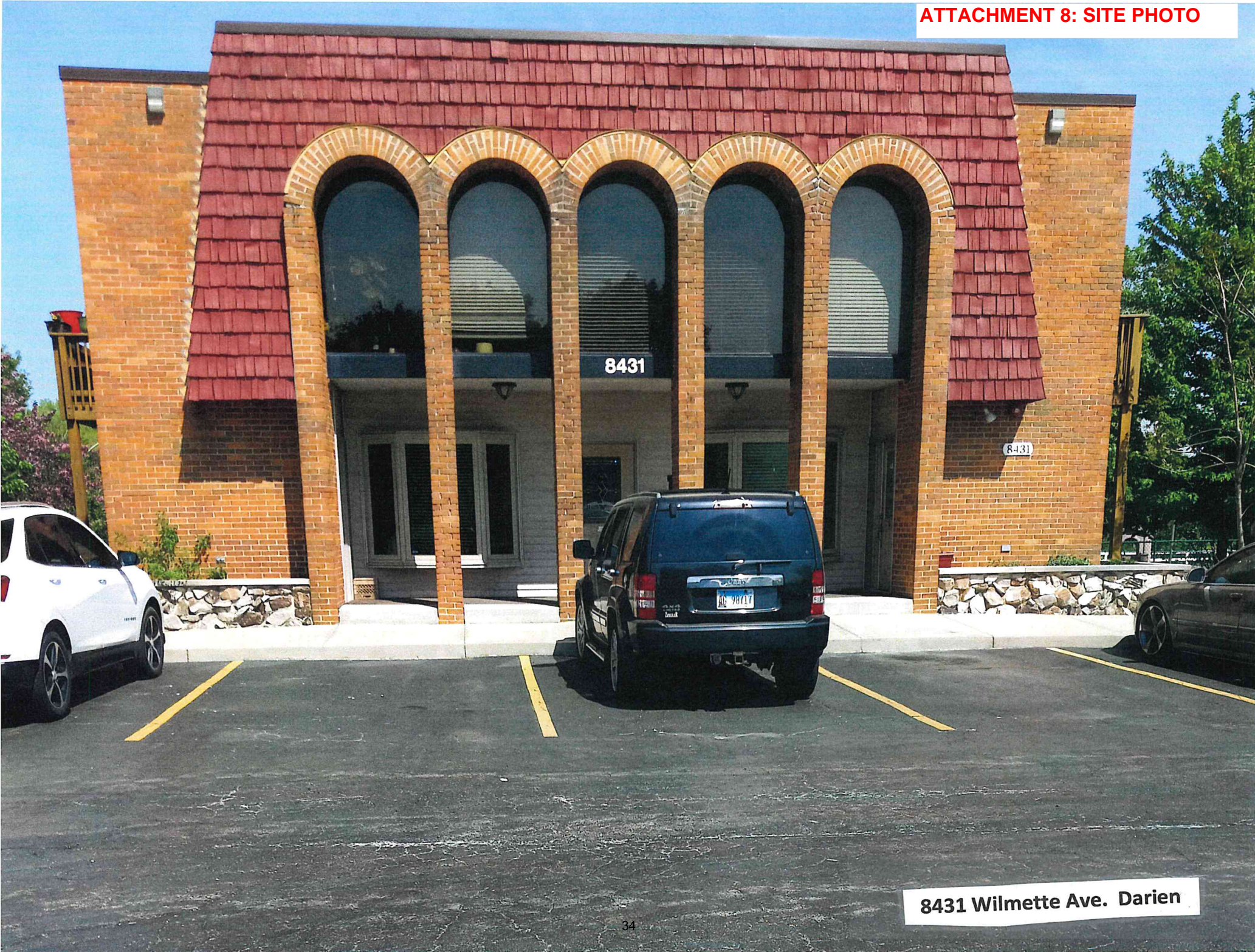
ATTACHMENT 7: LOCATION MAP & AERIAL IMAGE

The screenshot displays the Parcel Viewer interface. The main map shows an aerial view of a residential development with several parcels outlined in red. Parcel numbers are visible in red text: 840820, 841021, 100022, 8422, 8424, 8426, 8428, 8431, 8430, 8432, 8421, 8423, 996, and 10022. A cyan box highlights a specific parcel containing a building and a pool area labeled "POOL A". A green circle with the number "300" is overlaid on the map. The interface includes a search bar at the top left, a layer list on the right, and a detailed parcel search results panel.

Parcel Search Results:

Field	Value
PIN	0934301022
OWNER	OLD SECOND NATL 6499
PROPERTY STREET NUMBER	8431
PROPERTY STREET DIRECTION	
PROPERTY STREET NAME	WILMETTE AVE
PROPERTY APARTMENT	
PROPERTY CITY	DARIEN
STATE	IL
PROPERTY ZIPCODE	60561
PROP_CLASS	A
FCVLAND	74,320
FCVIMP	90,740
FCVTOTAL	165,060
LEGAL DESCRIPTION 1	KLEJCHS SUB
LEGAL CODE 1	00000000
PROPERTY ADDRESS	8431 WILMETTE AVE
TOWN STATE ZIP	DARIEN IL 60561





8431 Wilmette Ave. Darien