

CITY OF DARIEN
PLANNING AND ZONING COMMISSION

Wednesday, January 15, 2025

7:00 PM

City Hall Council Chambers

1702 Plainfield Road

AGENDA

- 1) Call to Order
- 2) Roll Call
- 3) Regular Meeting – New Business

a. PZC2024-13

1033 N. Frontage Road – Mike Angileri c/o Coventry Gardeners LLC

A request to rezone the subject property from the R-1 Single Family Residence District, to the B-3 General Business District, and for approval for a Special Use Permit for a contractor's storage yard within the B-3 General Business District with variations from Section 5A-8-4-8(B)(1)(b)(2) of the City Zoning Code to allow for parking facilities to be located five feet from the west property line.

- 4) Regular Meeting – Old Business (NONE)
- 5) Staff Updates & Correspondence
- 6) Approval of Minutes January 8, 2025
- 7) Next Meeting February 5, 2025
- 8) Public Comments [On Any Topic Related to Planning and Zoning]
- 9) Adjournment

AGENDA MEMO
PLANNING AND ZONING COMMISSION
JANUARY 15, 2025

CASE

PZC2024-13

Rezone (R-1 to B-3)
Variation (Parking Setback)
Special Use (Contractor's Storage Yard)
Mike Angileri c/o Coventry Gardeners – 1033 N Frontage Rd

ORDINANCE

ISSUE STATEMENT

Mike Angileri, in care of Coventry Gardeners & Landscaping, Ltd., seeks approval of the following applications for the property located at 1033 North Frontage Road (PIN: 09-34-302-004):

- A request to rezone the property from Single Family Residential (R-1) to General Business District (B-3)
- A request for a Special Use Permit to establish and operate a contractor's storage yard for a landscaping service company
- A request for a variation from Section 5A-8-4-8(B)(1)(b)(2) of the City Zoning Code to allow for parking facilities to be located five feet from the west property line.

GENERAL INFORMATION

Petitioner/Owner:	Mike Angileri c/o Coventry Gardening & Landscaping, Ltd
Property Location:	1033 N. Frontage Road
PIN Number:	09-34-302-004
Existing Zoning:	Single Family Residence District (R-1)
Existing Land Use:	Single Family
Comprehensive Plan:	Office
Surrounding Zoning & Uses	
North:	Office, Research and Light Industry (OR-I); Industrial
East:	Office, Research and Light Industry (OR-I); Mini Storage
South:	I-55/General Industrial District (I-1); Highway/Warehouse
West:	Single Family Residence District (R-I); Single Family
Size of Property:	0.86 Acres
Floodplain:	500-Year Floodplain (portion)
Natural Features:	Generally flat topography sloping south
Transportation:	The petition site gains access from an asphalt residential driveway off of North Frontage Road (IDOT R.O.W.)

PETITIONER DOCUMENTS (ATTACHED TO MEMO)

- 1) APPLICATION
- 2) EXISTING PLAT OF SURVEY
- 3) PROPOSED SITE PLAN
- 4) JUSTIFICATION LETTER

CITY STAFF DOCUMENTS (ATTACHED TO MEMO)

- 5) EXISTING ZONING

- 6) **PROPOSED ZONING**
- 7) **COMPREHENSIVE PLAN**
- 8) **LOCATION MAP & AERIAL IMAGE**
- 9) **SITE PHOTOS**

BACKGROUND/OVERVIEW

The subject property, 1033 N. Frontage Road, consists of a single-family residence and was constructed in 1968. Following the City of Darien’s incorporation in 1969, the property was annexed into the City and zoned R-1. Surrounding properties were developed for service commercial and industrial purposes beginning in the late 1980s, and the expansion of the mini-storage facility east of the subject property was completed prior to 1993.

The petitioner proposes a zone change from Single Family Residence (R-1) to General Business District (B-3), and converting the existing 0.86-acre single-family residential property to a contractor’s storage yard for a landscaping services company, consisting of a fenced parking lot with the existing residence proposed to be converted to an office/file storage. Contractor’s storage yards are allowed as a special use within the B-3 zoning district.

ANALYSIS

A) Rezone

Existing Zoning and Land Use: The property is currently within the R-1 Single Family Residence District (See Attachment 5). Surrounding zoning districts include OR-I Office, Research and Light Industry to the north and east, I-1 General Industrial to the south beyond I-55, and R-1 Single Family Residence District to the west. Since the late 1980’s the area has been actively transitioning to more service commercial and industrial uses, and although properties to the west are within the R-1 district, there are some properties within legal, non-conforming commercial uses in place such as the Dry Dock Inn

Proposed Zone Change: The petitioner proposes to rezone the property from the Single Family Residence District (R-1) to the General Business District (B-3), which would facilitate the development of the site as a contractor’s storage yard with a Special Use Permit (see Attachment 6). The proposed zone change is consistent with recent developments and the surrounding zoning, which, excepting the property to the west, is commercial and industrial.

Comprehensive Plan: The site is also within a “Non-Key Development Area” identified in the 2006 and 2022 Comprehensive Plan Updates (see Attachment 7). In the 2006 Update, the site was identified for future “office” use with policy statements made that a unified office development consisting of multiple parcels should be pursued. In the 2022 Update, the property continues to be identified as a Non-Key Development Area. The policy statements included in the Comprehensive Plan updated are meant to be a guide for new development, but are not binding. Notably, non-residential uses established prior to the Comprehensive Plan Update such as the Dry Dock Inn and the Public Storage limits the probability of the parcels being consolidated into a unified office development. This is further limited by the decline of office development following the 2008 financial crisis and COVID-19 pandemic in 2020.

B) Contractor's Storage Yard (Special Use, Variation)

Special Use Permit: Contractor's storage yards are permitted as a Special Use within the B-3 zoning district, per Section 5A-8-4-4 of the City Code. The petitioner has submitted a Special Use Permit application concurrently with the rezone request.

Site Plan Review: The project proposes converting the residence and surrounding property (0.86 acres in total) to a contractor's storage yard, through the construction of site improvements including a 6-foot perimeter fence, a paved parking and landscape area with 20 parking stalls consisting of both concrete and permeable pavers, a trash enclosure, and a stormwater detention pond (See Attachment 3). The existing residence is intended to be converted for office use; if, based on cost and the condition of the structure, it cannot be converted, the petitioner would demolish the residence and construct a pre-manufactured office building under separate review and permit by City staff. Staff have reviewed the petitioner submitted plans and found that the project complies with all required development standards, except with regard to the location of the parking facilities, as outlined below. The petitioner will be required to submit landscape plans, engineering plans and building permits if the case is approved, with architect stamped and signed plans.

Variation Request: Based on the site layout and submitted documents, the petitioner is requesting a variation from Section 5A-8-4-8(B)(1)(b)(2) of the City Zoning Code to allow for parking facilities to be located five feet from the west property line. As the property to the west will remain under the R-1 zoning district, off-street parking facilities would not normally be allowed within the first thirty feet (30') of the required side yard. This variation would allow the narrow lot to be developed and would also be consistent with the manner in which the Public Storage was developed, and other commercial/industrial developments in the area.

Findings of Fact: A justification letter and findings of fact for the variation have been prepared by the petitioner and are attached to the application as Attachment 4. For reference, the criteria the Planning and Zoning Commission and City Council votes on for City Special Uses and Variation requests are included below.

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.*

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:

The City may grant variations based on the finding-of-fact that supports the following criteria outlined below by the City to be the most relevant to the subject property situation.

- a) *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone.*
- b) *The plight of the owner is due to unique circumstances.*
- c) *The variation if granted will not alter the essential character of the locality.*
- d) *Essential Need: The owner would suffer substantial difficulty or hardship and not mere inconvenience or a decrease in financial gain if the variation is not granted.*
- e) *Problem with Property: There is a feature of the property such as slope or shape or change made to the property, which does not exist on neighboring properties, which makes it unreasonable for the owner to make the proposed improvement in compliance with this title. Such feature or change was not made by the current owner and was not known to the current buyer at the time of purchase.*
- f) *Smallest Solution: There is no suitable or reasonable way to redesign the proposed improvements without incurring substantial difficulty or hardship or reduce the amount of variation required to make such improvements.*
- g) *Create Neighbor Problem: The variation, if granted, will not cause a substantial difficulty, undue hardship, unreasonable burden, or loss of value to the neighboring properties.*
- h) *Create Community Problem: The variation, if granted, may result in the same or similar requests from other property owners within the community, but will not cause an unreasonable burden or undesirable result within the community.*
- i) *Net Benefit: The positive impacts to the community outweigh the negative impacts.*
- j) *Sacrifice Basic Protections: The variation, if granted, will comply with the purposes and intent of this title set forth in subsection 5A-1-2(A) of this title and summarized as follows:*

to lessen congestion, to avoid overcrowding, to prevent blight, to facilitate public services, to conserve land values, to protect from incompatible uses, to avoid nuisances, to enhance aesthetic values, to ensure an adequate supply of light and air, and to protect public health, safety, and welfare.

DECISION MODE

The Planning and Zoning Commission will consider this item at its meeting on January 15, 2025.

MEETING SCHEDULE

Planning and Zoning Commission
Municipal Services Committee
City Council

January 15, 2025
January 27, 2025
February 3, 2025



ZONING APPLICATION

CITY OF DARIEN

1702 Plainfield Road, Darien, IL 60561

www.darienil.us 630-852-5000

CONTACT INFORMATION

Michael Angileri
Applicant's Name

Julia D. Darby, as Trustee under the
Betty J. Carver Trust dated April 14, 2022
Owner's Name

1450 Plainfield Rd # Darien, IL 60561
Address, City, State, Zip Code

160 Preakness Drive, Oswego IL 60543
Address, City, State, Zip Code

(630) 964-8499
Telephone

630-364-8636
Telephone

angilerilaw@angilerilaw.com
Email

thedarbys693@yahoo.com
Email

PROPERTY INFORMATION

1033 N. Frontage Rd, Darien, IL 60561
Property address

09-34-302-004
PIN Number(s)

R-1 Single Family residence district
Zoning District

Single Family Residence
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.)

Rezoning to B3 and Special use permit
for contractor's yard for parking lot
and storage. We are seeking zoning to be changed to B-3

Michael Angileri
Applicant Signature

As Notary Public, in and for DuPage County in Illinois, I do hereby certify
that Michael Angileri 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 18th day of November 2024.

Notary Public

Table with 1 column and 5 rows: For office use only, Date Received, Case Number, Fee Paid, Hearing Date

CITY OF DARIEN
1702 Plainfield Road, Darien, Illinois 60561
DEVELOPMENT APPLICATIONS

REIMBURSEMENT AGREEMENT

The undersigned applicant for development approval acknowledges that the City of Darien may seek advice and council from professional sources outside the employee staff of the City of Darien. The purpose of such consultation would be for traffic impact analysis, engineering, stormwater, legal, or other such reviews related to variation, special use, rezoning, subdivision, site plan, permits, or other proposals submitted to the City of Darien by the applicant. The City of Darien may also incur expenses as part of the development review and approval process, such as copying, mailing, publication, recording, inspecting, or other such activities.

As an express condition in submitting said application and the consideration thereof by the City of Darien, the applicant both personally and on behalf of the property owner(s), agrees to reimburse the City of Darien forthwith for all costs and expenses that may be incurred by the City of Darien for such consultation and activities.

The applicant hereby accepts and acknowledges that if at any time the application fails to pay for such consultation and activity costs in accordance with the direction of the City of Darien, the no further action will be taken by the City of Darien in relation to the application until such time as said payment is paid in full.

Michael Angileri (Attorney for Coventry Gardens & Landscaping, LTD)
Applicant's Name (print)

Michael Angileri
Applicant's Name (signature)

1450 Plainfield Rd. #1 Darien, IL 60561
Applicant's Address

11/18/24
Date



Waite Law Firm LLC

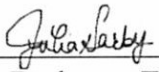
633 Rogers Street #108, Downers Grove, IL 60515
PH. 773-680-0610 (Ryan); PH. 773-850-9797 (Michelle); FX. 630-405-0972
www.waitelaw.net

To whom it may concern at the City of Darien;

This letter is to confirm that the Seller of the property at 1033 N. Frontage Rd., Darien, IL 60561, Julia D. Darby, as Trustee under the Betty J. Carver, Trust dated April 14, 2022 has authorized the contract purchaser, Coventry Gardeners & Landscaping LTD and their Attorney Angileri, Toma & Associates to act on her behalf to pursue the change of zoning with the Village.

Seller:

Date: 11 / 15 / 2024



Julia D. Darby, as Trustee

CITY OF DARIEN
ZONING VARIATIONS
SUBMITTAL CHECKLIST

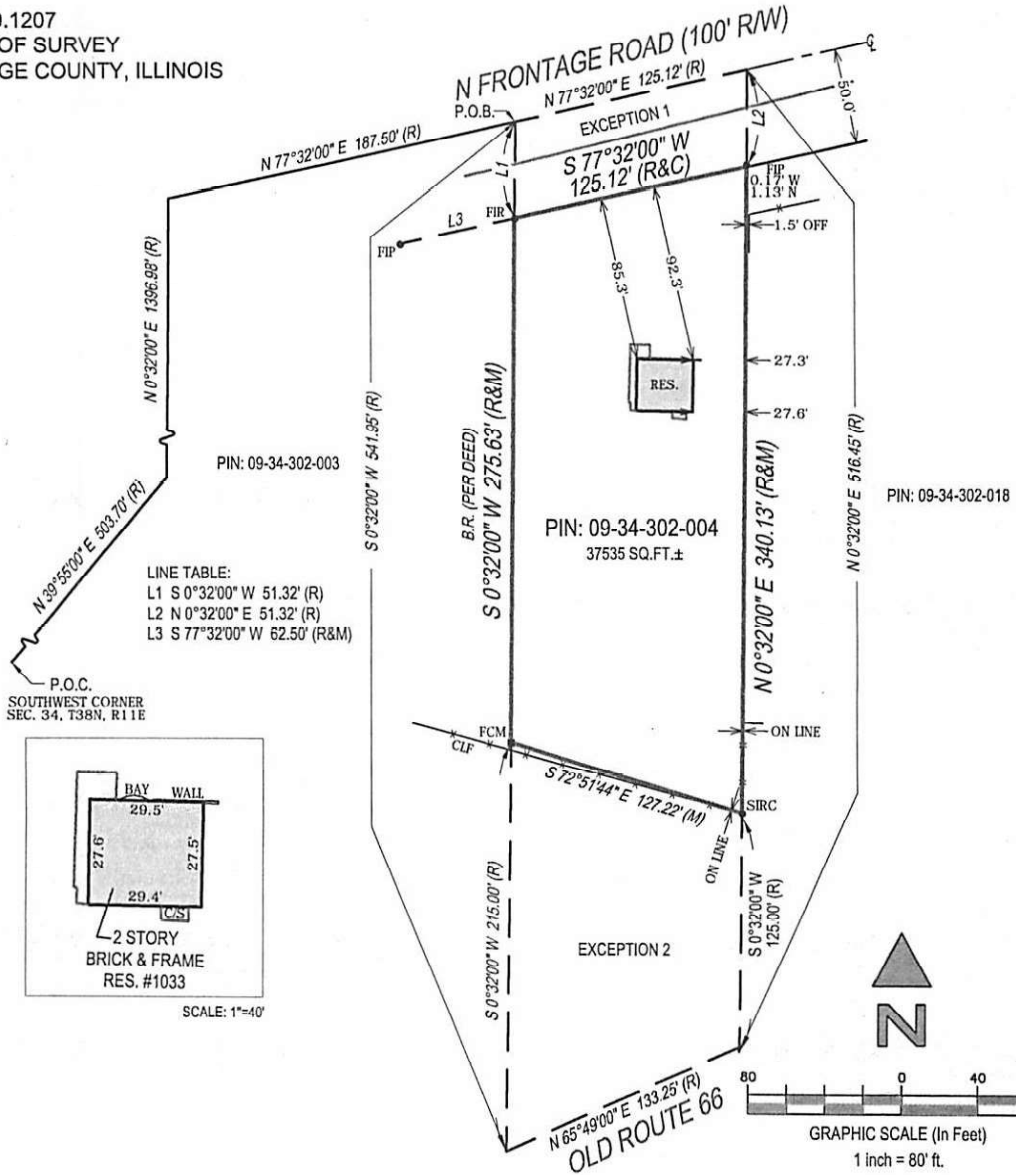
1. APPLICATION. *See attached one-page form.*
2. OWNER AUTHORIZATION LETTER. If the applicant is not the owner, include letter from owner describing the relation to applicant and authorizing the applicant to act on behalf of the owner.
3. PROOF OF OWNERSHIP. If the owner name and address on the Application form is different than on the County Tax Assessor's records, then include proof of ownership such as a deed or title search and list of trust beneficiaries, partners, or corporation owners and officers. *NO Notarized. Tax deed.*
4. APPLICATION FEE. Cash or check payable to the City of Darien. This is non-refundable and is used to pay for administrative expenses. *See attached Fee Schedule.*
5. REIMBURSEMENT AGREEMENT. Some case reviews may need extra engineering, legal, or other consultants review, publication, recording, or other costs. By signing this form, the applicant agrees to reimburse the City if there are such costs. *See attached form.*
6. NEIGHBOR LIST. Provide a stamped envelope with name and address of the owner of each of the neighboring properties within 250 feet of the applicant's property. City staff will put notices of the public hearing in each envelope and then mail them. These names and addresses can be obtained from the Downers Grove Township Assessor's Office 630-719-6630.
7. PUBLIC NOTICE SIGN(S). The applicant must provide and post one or two signs on the property giving notice when the public hearing is scheduled. *See attached Public Hearing Signs and Hearing Schedule.*
8. PLAT OF SURVEY. It should show property boundaries, easements, buildings, other structures, legal description, and any other existing conditions relevant to the variation requested.
9. PLANS. Usually this includes a site plan, drawn to scale on the plat of survey, showing proposed improvements with appropriate dimensions. One copy is sufficient if 11"x17" or smaller. Ten copies if larger than 11"x17" or in color. Additional plans may be appropriate to show all relevant information depending on the nature of the variation being requested, such as;
- elevation drawings
 - photos simulations
 - traffic studies
 - landscaping plans
 - other (*contact the City Planner for guidance*)
10. JUSTIFICATION NARRATIVE. The applicant is responsible for providing written evidence (facts) that supports a conclusion (finding) that the variation is necessary and would not cause problems. *See attached form.*



PROPERTY ADDRESS: 1033 N FRONTAGE ROAD, DARIEN, ILLINOIS 60561-5438

SURVEY NUMBER: IL2409.1207

IL2409.1207
PLAT OF SURVEY
DUPAGE COUNTY, ILLINOIS



STATE OF ILLINOIS } SS
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

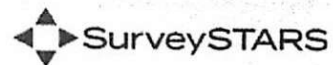


ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE

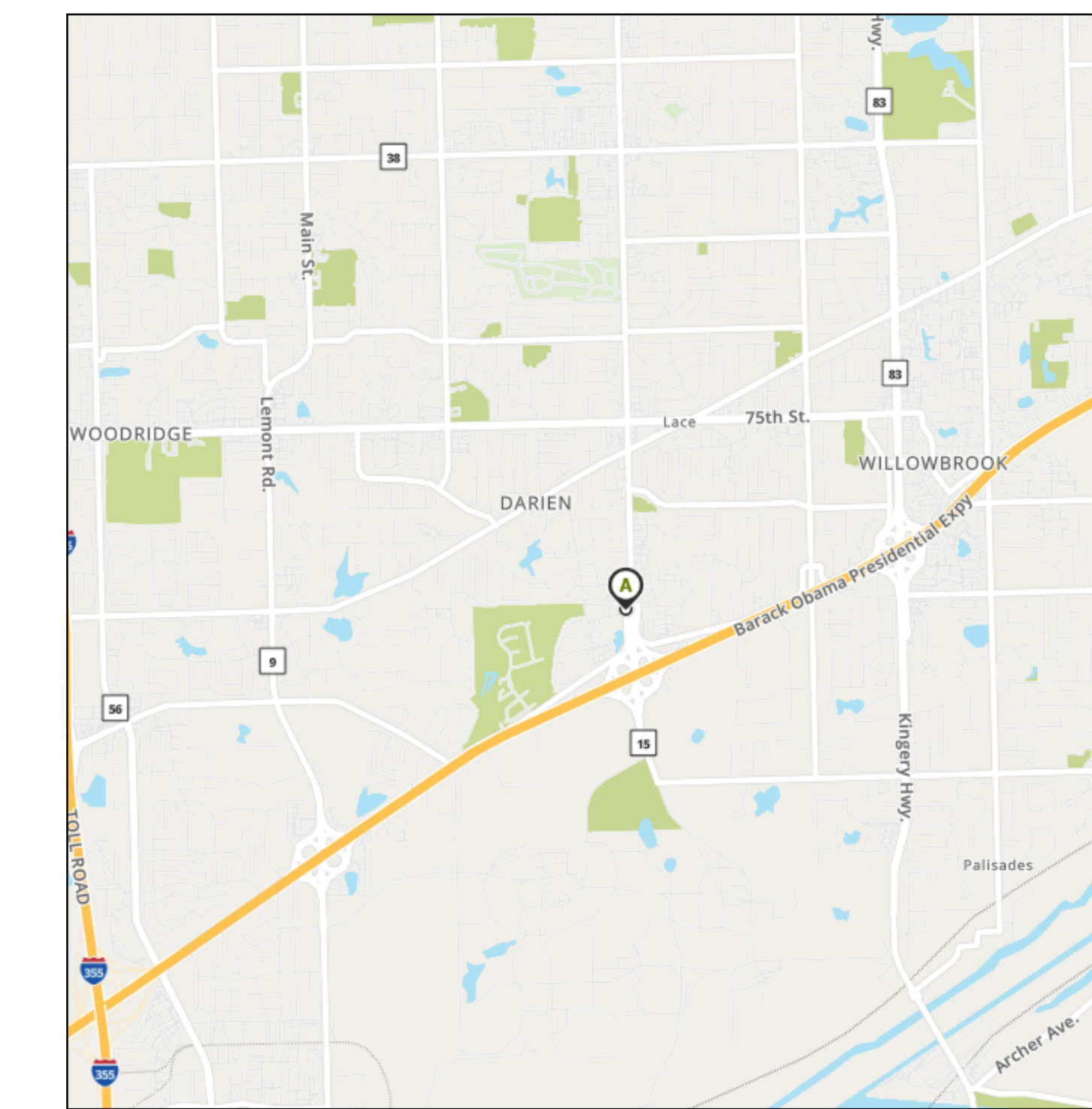
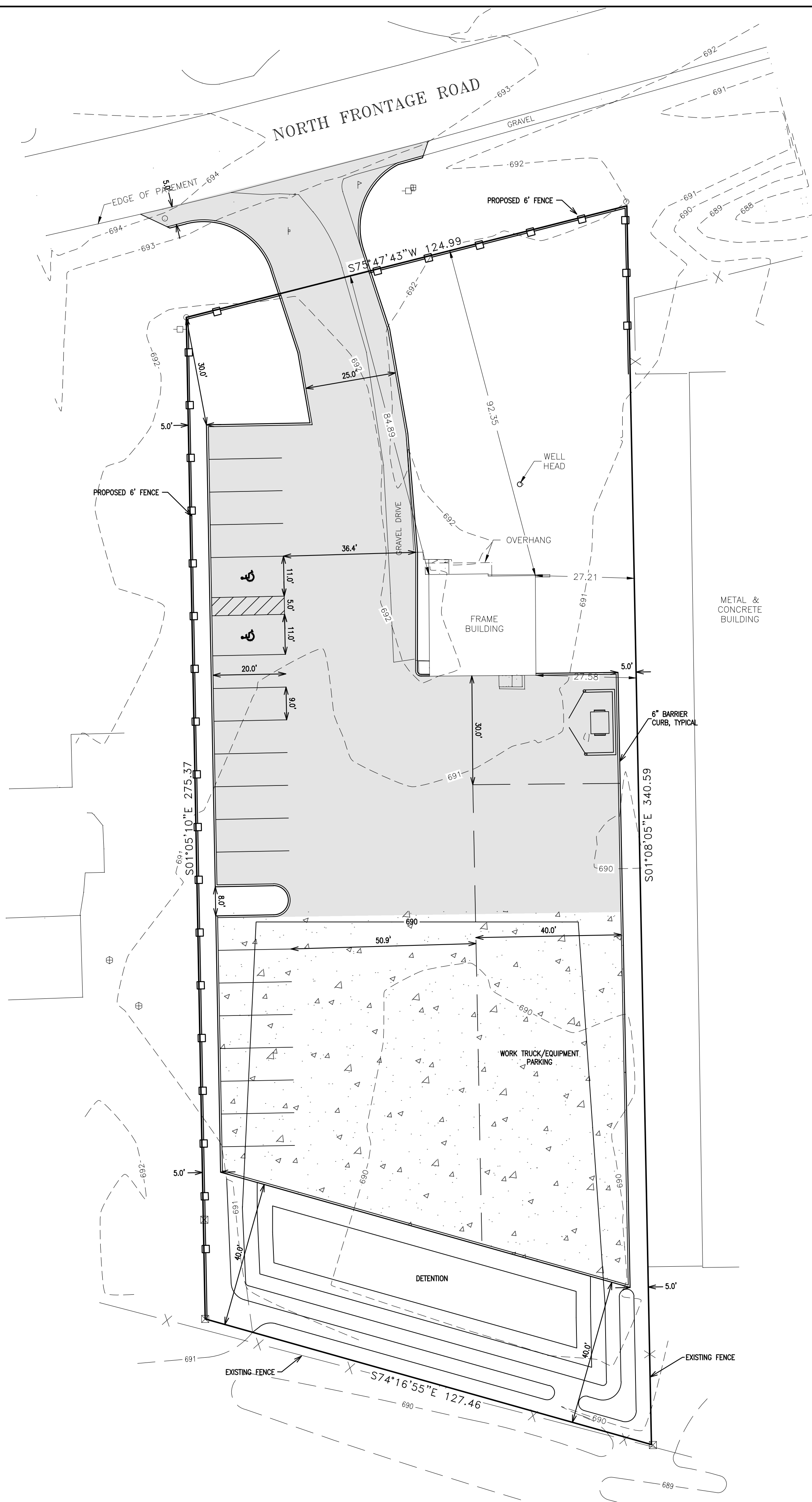


Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



DATE OF SURVEY: 09/17/24
FIELD WORK DATE: 9/10/2024
REVISION DATE(S): (REV.2 9/18/2024) (REV.1 9/17/2024)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



LOCATION MAP

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPLE MERIDIAN.
 PROPERTY IDENTIFICATION NUMBER: 09-34-302-004
 PROPERTY ADDRESS: 1033 N FRONTAGE RD DARIEN, IL 60561
 CLIENT: SALVADOR REYES 4416 W CHURCH RD PEOTON, IL 60468
 BENCHMARKS:
 REFERENCE BENCHMARK: FARMINGDALE VILLAGE MF1255 ELEVATION = 784.09 (NAVD 88)
 SITE BENCHMARK: MAG NAIL SET ON NORTH POWER POLE OF N. FRONTAGE RD. ELEVATION = 695.1 (NAVD 88)
 SITE DETAILS:
 LOT AREA = 37,526 SF
 EXISTING STRUCTURE TO REMAIN = 820 SF
 PROPOSED PERMEABLE PAVEMENT = 13,357 SF
 PROPOSED CONCRETE PAVEMENT = 9,804 SF
 EMPLOYEE PARKING = 18 STALLS
 A.D.A. PARKING = 2 STALLS

- NOTES:
- SITE LAYOUT AND STORM WATER AREA ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING FINAL ENGINEERING.
 - SITE IMPROVEMENT PLANS, STORM WATER REPORTS, AND OTHER SUPPORTING DOCUMENTS WILL BE SUBMITTED FOR APPROVAL AS PART OF THE SITE DEVELOPMENT AND BUILDING PERMIT PROCESS.
 - EXISTING CONDITIONS BASED ON TOPOGRAPHIC SURVEY PREPARED BY GEOTECH INC.
 - BOUNDARY BASED ON PLAT OF SURVEY PREPARED BY EXACTA LAND SURVEYORS, LLC, DATED 9/18/2024 - REV. 2.
 - EXISTING WATER LOCATED ON NORTH SIDE OF FRONTAGE ROAD. IF A CONNECTION IS DESIRED, IT WOULD NEED TO BE MADE VIA A TAP ACROSS N. FRONTAGE ROAD, BORING UNDER THE ROAD.
 - ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) PERMITS WILL BE REQUIRED FOR ANY WORK WITHIN FRONTAGE ROAD RIGHT OF WAY, SUCH AS APRONS AND STREET BORING.

PAVEMENT LEGEND:

	PERMEABLE PAVERS
	P.C.C. PAVEMENT

SEAL/STAMP

NO.	DATE	REVISION	PER. CITY
1	12.09.2024		

COSMOS RENTALS
 1033 N. FRONTAGE ROAD
 DARIEN, IL
 CONCEPT PLAN

GEOTECH INC.
 CONSULTING ENGINEERS - LAND SURVEYORS
 1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT NO. 21759
 DATE: 10.25.24
 DRAWN BY: TC
 CHECKED BY: CP

SHEET NO.
 1

WARNING

 CALL BEFORE YOU DIG

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 P:\Projects\GINTJ759\Engineering\DWG\21759_base.dwg
 Date: 12/29/2024 12:25 PM, Layout: CONCEPT PLAN

ANGILERI, TOMA & ASSOCIATES

ATTORNEYS AND COUNSELORS



1450 Plainfield Rd Ste 1
Darien, IL 60561

Tel. (630) 964-8499

Fax (630) 964-8399

Michael A. Angileri
Jessica L. Angileri
Nathan Toma
Joe Baldwin

angilerilaw@angilerilaw.com

November 22, 2024

Via Email ONLY to rmurphy@darienil.gov

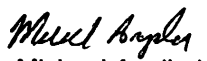
City of Darien
1702 Plainfield Rd
Darien, IL 60561

RE: Zoning Variance for Coventry Gardeners & Landscaping, Ltd.
Justification Narrative
Property: 1033 Frontage Rd, Darien, IL 60561

Dear Mr. Murphy:

As you know, I am working with Coventry Gardeners & Landscaping, Ltd. with regard to a zoning change for the above referenced property. The basis of the rezoning is to change zoning to allow for the property to be used for a landscaping business and for parking of their trucks that are used in conjunction with their landscaping company. The lot in question has several neighboring businesses and while this property is currently zoned residential, the vast majority of the neighboring properties have been rezoned for business use. This includes a bar, a storage facility, a dog training park and an HVAC company among others. By allowing this property to be rezoned for business use would be in line with the other properties in the area that have already done so. The nature of the landscaping company would not create a hardship for any of the other business in the area or the remaining residential properties nearby. The positive impact that this location would have far outweigh any negative impacts to the community. My client is not looking to make any major structural changes to the building that currently exists on the property and plans to improve upon the general appearance of the building and property that it sits upon. We will be submitting plans for a approval and walk through the various steps required by the City in order to comply with all city codes and requirements. I look forward to working with you on this variance proposal and to a successful resolution for all parties.

Very truly yours,


Michael Angileri
MAA: ms

Supplement II to PZC2024-13 application

This memo is meant to supplement the application that has been made for a zoning variance for the property commonly known as 1033 N Frontage Rd, Darien, IL 60561. The Applicant desires a variance to the 30 foot set back line for the purposes of establishing a parking area that will be approximately 5 feet from the property line. This variance is required and justified in order to make this lot suitable for purposes of using the land for a contractor's storage yard for the landscape business for which it is intended. The variance will not alter the essential character of the locality. The property will not be able to be used as needed without this variance due to the nature of the business and the need for parking for the vehicles needed to run the business. The property cannot be redesigned in a way to do this any other way and the variation will not create a hardship for any of the neighbors nor will it create a burden on the neighboring properties. This area has largely been converted to commercial use and the proposed variation would be in line with properties in the area that have likewise changed zoning from a residential to commercial distinction. By changing the zoning and allowing the setback variance, the community and surrounding area received a greater benefit so that this property is more in line with the other lots that are now being used for business purposes.


Michael Angileri

CITY OF DARIEN
PLANNING AND ZONING COMMISSION
JANUARY 15, 2025

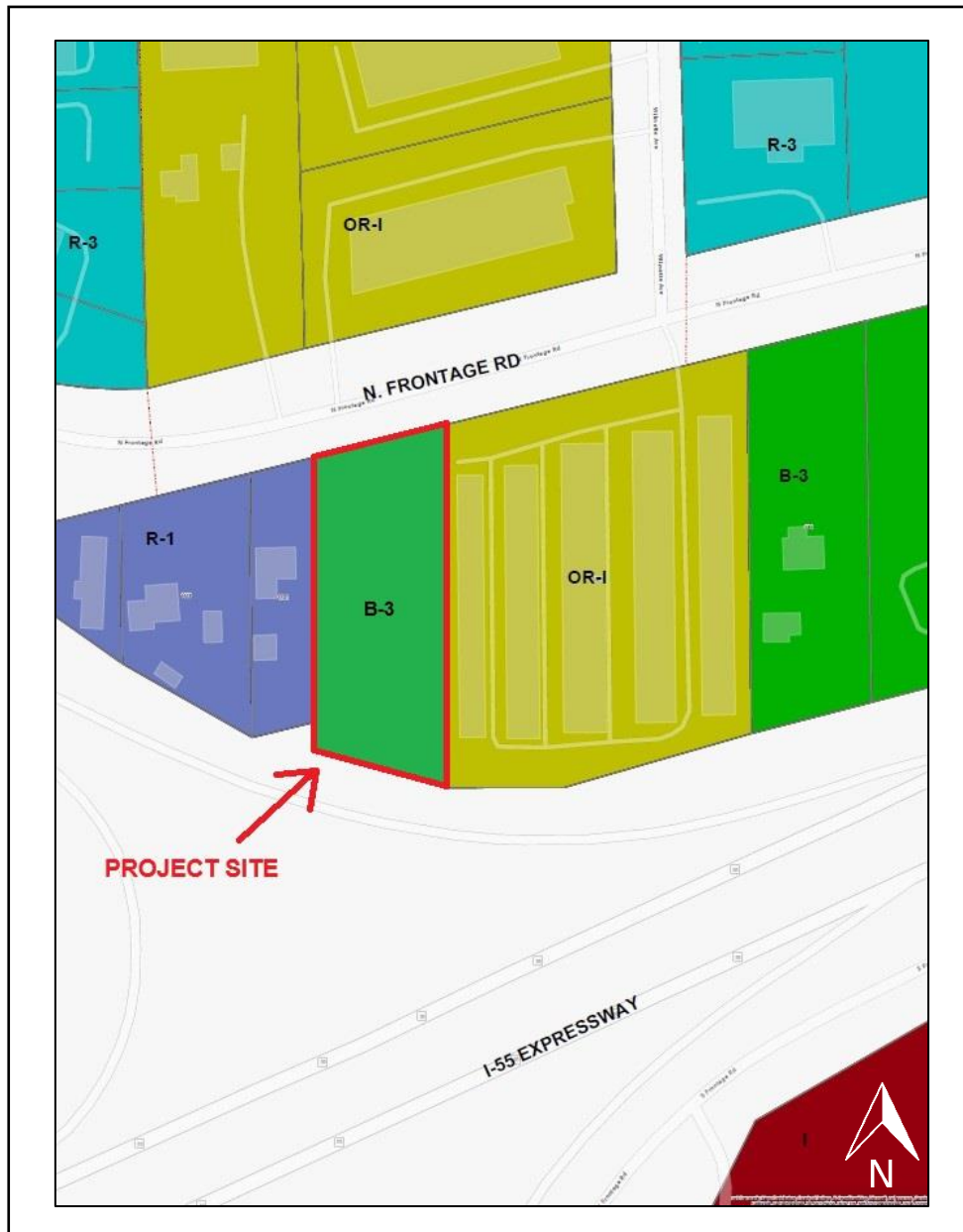
EXISTING ZONING



Project No.: PZC2024-13 – 1033 N. Frontage Rd

CITY OF DARIEN
PLANNING AND ZONING COMMISSION
JANUARY 15, 2025

PROPOSED ZONING

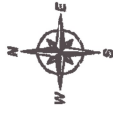
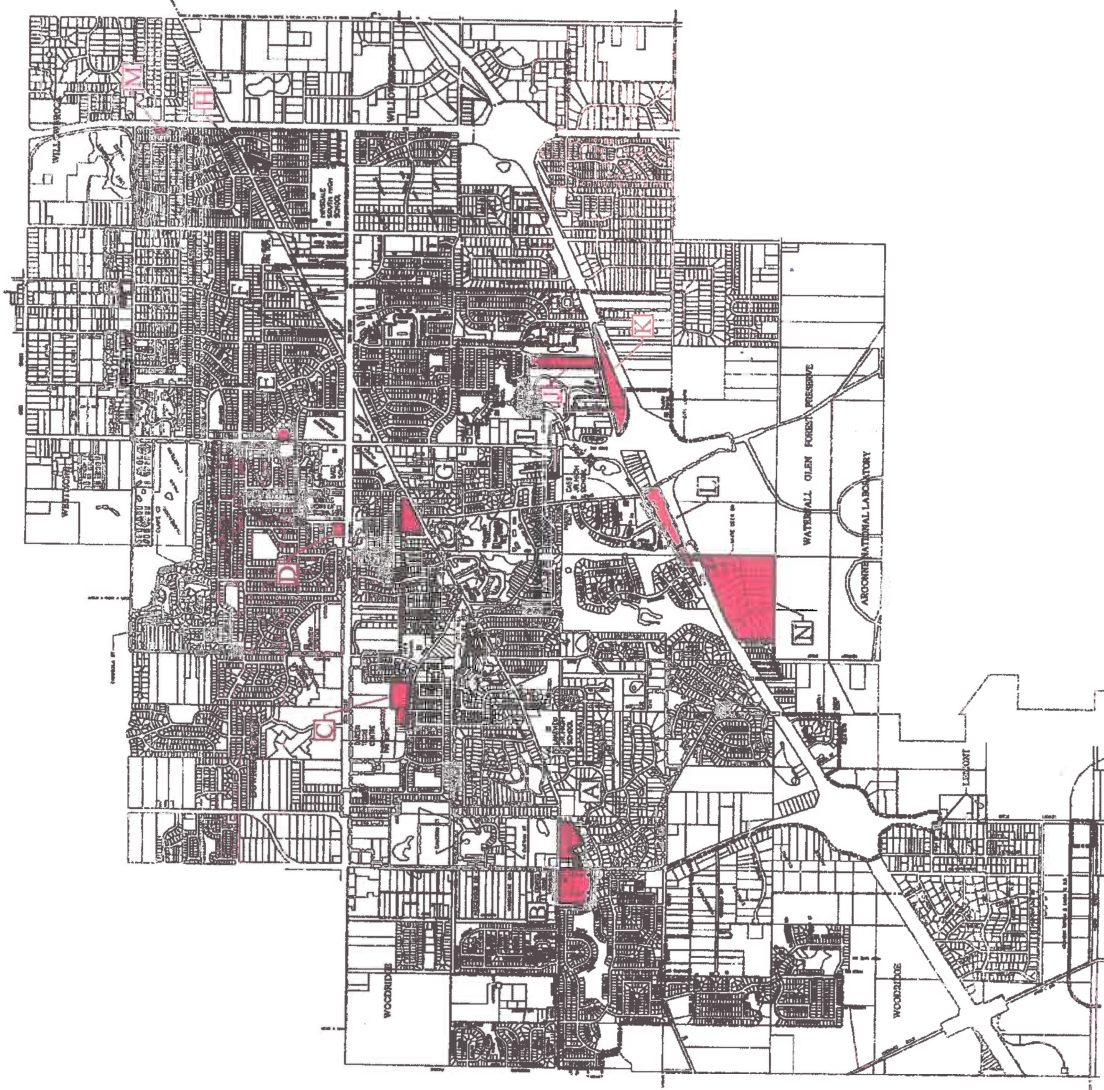


Project No.: PZC2024-13 – 1033 N. Frontage Rd

City of Darien

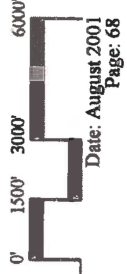
Location of Non-Key Development Areas

Figure 12



Legend

- Non-Key Development Areas
- Darien Municipal Boundary
- Adjacent Municipal Boundaries



Date: August 2001
Page: 68

Figure 12 shows those areas where recommendations for land uses were made, but not called out as key development areas. These changes are presented in Table 10,

below. The policy statements included in this table are intended to provide a guide for development, as new proposals are presented to the City of Darien for consideration.

Table 10
Non Key Development Areas
Recommended and Existing Land Uses as of 2006

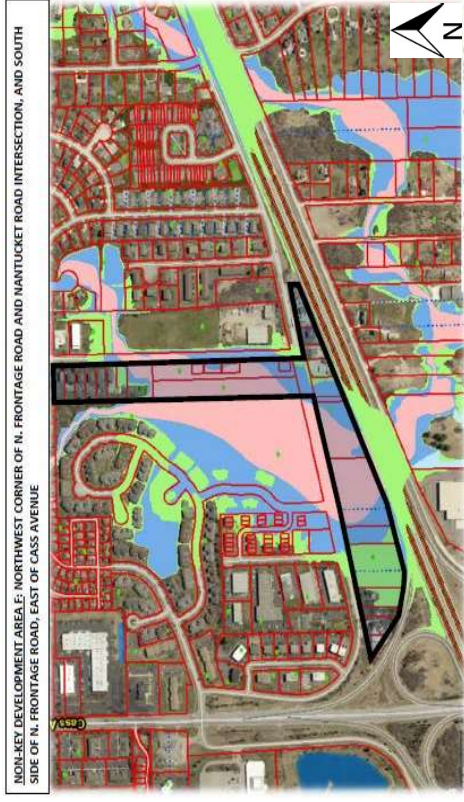
Area ID	Existing Zoning	Existing Land Use	2001 Plan Designation	Policy Statement
A	R-3, Darien	Multi-family residence	Medium-density residence	Since the adoption of this Plan in 2002, these parcels have been assembled into one lot and multi-family residential building has been constructed for independent, affordable, senior housing, Myers Commons Senior Housing.
B	B-2, Darien	Commercial, office	Commercial, Office	Since the adoption of this Plan in 2002, this property has been redeveloped into a mixed use commercial/retail and office center.
C	R-2, Darien Unincorporated DuPage County	Vacant	Low-density residential	Future land uses should be low-density residential, following a similar character and density of surrounding neighborhoods. It is recognized that this property is heavily wooded and contains many mature trees. Therefore, new development should preserve existing mature trees and other natural features.
D	B-1, Darien	Vacant	Office	This property should be developed with office uses. Office development would be more compatible with surrounding residences than retail, since offices are less active (and often closed) during the evening and on weekends when residents are home. Landscape screening should be provided as a buffer between residential and office uses. Restrictions should be placed on parking lot lighting, regulating glare, spillage, and hours of illumination.

Area ID	Existing Zoning	Existing Land Use	2001 Plan Designation	Policy Statement
E	R-2, Darien	Single-family residence	Low-density residential	Since the adoption of this Plan in 2002, this site has been redeveloped into a single-family residential subdivision following the character and density of the surrounding neighborhood.
F	R-1, Darien	Darien Park District Admin. Offices	Low-density residential	If this property is sold by the Park District, future land uses should be single-family homes, following a similar character and density of surrounding neighborhoods.
G	O, Darien	Office	Office	Since the adoption of this Plan in 2002, the western portion of this area has been redeveloped with offices, comprising of 3, one-story office buildings. The remaining parcels to the east of the office buildings remain residential. As these parcels become available for redevelopment, they should be assembled to create a unified office development. Parcel assembly and the construction of office buildings, rather than converting existing single-family homes to office use, are key to the future redevelopment of this area. Landscape screening should be provided as a buffer between residential and office uses. Restrictions should be placed on parking lot lighting, regulating glare, spillage, and hours of illumination. Cross-access should be encouraged between adjacent properties, thereby limiting the number of curb cuts on Plainfield Road.
H	R-2, Darien	Marion Hills School	Low-density residential	Future land uses should be low-density residential, following a similar character and density of surrounding neighborhoods.
I	R-3, Darien	Multi-family residence	Medium-density residence	Since the adoption of this Plan in 2002, this property has been redeveloped with townhomes (single-family attached dwelling units).

Area ID	Existing Zoning	Existing Land Use	2001 Plan Designation	Policy Statement
J	Unincorporated DuPage County	Large lot, single-family residences	Medium-density residential	This property should be redeveloped with medium density residential uses, following the existing land use pattern of the Hidden Lakes Planned Development. It is recognized that this property contains many environmental features, including mature trees and wetlands. Environmental features should be preserved where possible, and new development should be integrated into the existing landscape.
K	R-1, Darien ORI, Darien Unincorporated DuPage County	Commercial Residences Storage facility Vacant parcels	Office	These properties should be assembled to create a unified office development. Buildings should have a residential design and scale. Landscape screening should be provided as a buffer between residential and office uses. Restrictions should be placed on parking lot lighting, regulating glare, spillage, and hours of illumination. Cross-access should be encouraged between adjacent properties, thereby limiting the number of curb cuts on Frontage Road.
L	R-1, Darien O, Darien Unincorporated DuPage County	Single-family residences Society of the Little Flower office Old Route 66 gas station building	Office	These properties should be assembled to create a unified office development. Buildings should have a residential design and scale. Landscape screening should be provided as a buffer between residential and office uses. Restrictions should be placed on parking lot lighting, regulating glare, spillage, and hours of illumination. Cross-access should be encouraged between adjacent properties, thereby limiting the number of curb cuts on Frontage Road.
M	R-2, Darien	Single-family residences	Commercial	Following the land use pattern established to the north and south along Route 83 in the area, the remaining residential properties should be assembled for one commercial development. Cross-access should be encouraged between adjacent properties, thereby limiting the number of curb cuts on Route 83.
N	Unincorporated DuPage County	Large lot, single-family residences New estate residential	Low-density residential	Future land uses should maintain the low-density residential character of the area. It is recognized that the area contains many large, mature trees. Therefore, new development should preserve existing trees and other natural features where possible.

NON-KEY DEVELOPMENT AREA E

Location: Northwest corner of N. Frontage Road and Nantucket Road intersection, and south side of N. Frontage Road, east of Cass Avenue.



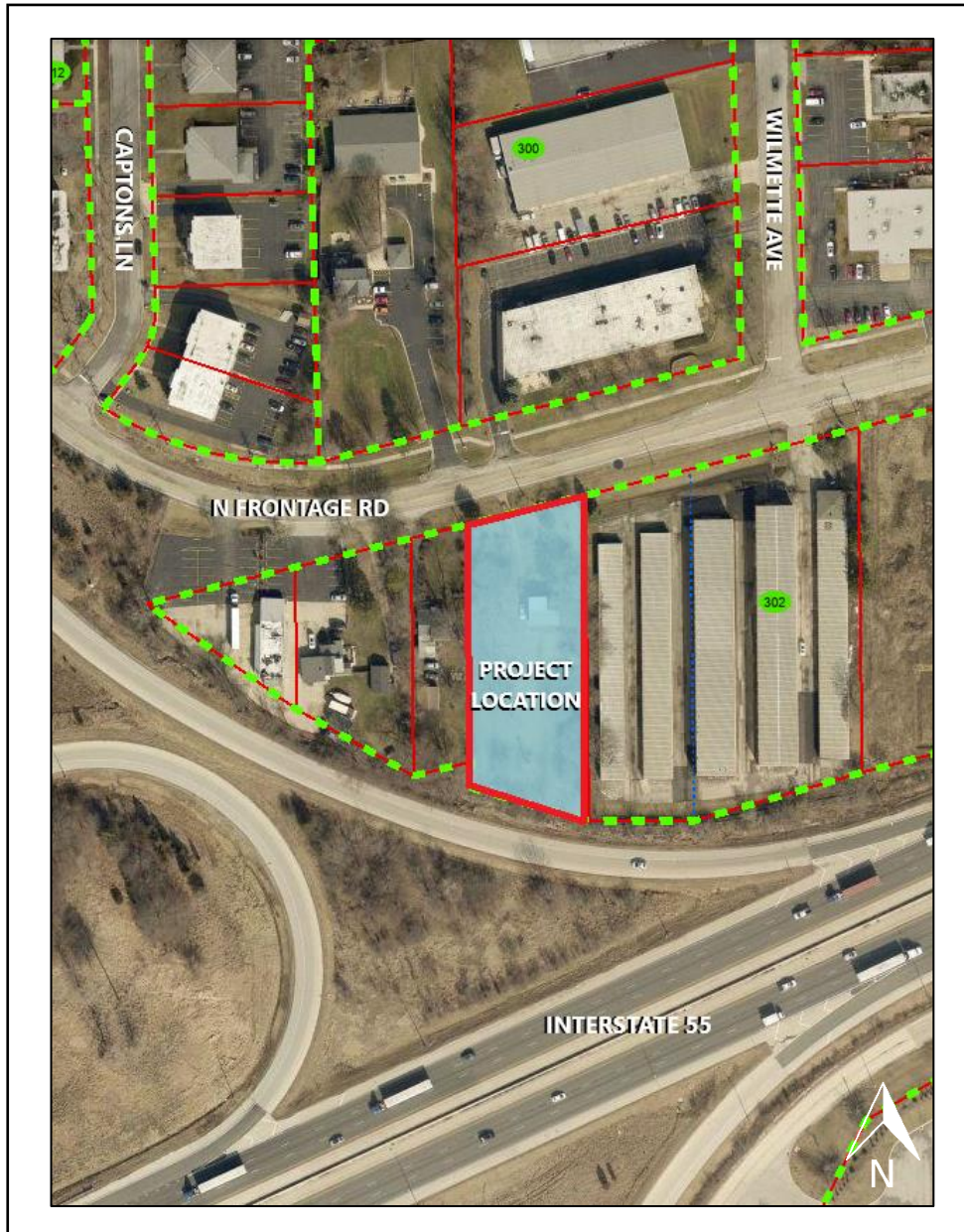
NON-KEY DEVELOPMENT AREA F

Location: South side interstate 55, west and north of waterfall glen forest preserve.



CITY OF DARIEN
PLANNING AND ZONING COMMISSION
JANUARY 15, 2025

LOCATION MAP



Project No.: PZC2024-13 – 1033 N. Frontage Rd





MINUTES CITY OF DARIEN

PLANNING & ZONING COMMISSION MEETING

Wednesday, January 8, 2025

PRESENT: Lou Mallers - Chairperson, Hilda Gonzalez, Chris Green, Jonathan Johnson, Julie Kasprowicz, Mark Kazich

ABSENT: Bryan Gay, Shari Gillespie, Chris Jackson

OTHERS: Ryan Murphy - 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 audience members wishing to present public testimony.

Regular Meeting – New Business

- a. **PZC2024-12 – 814 Timber Lane – City of Darien c/o Corey and Ashley Devlin – Involves a petition from the City of Darien on behalf of Corey and Ashley Devlin requesting the following: Approval of a variation request from Section 5A-7-2-6 (A) of the City Zoning Code to allow for a raised deck 288 square-feet in size on the west side of their home to remain in its current location, which was approved by the City inadvertently. Property is located within the R-2 Single Family Residence Zoning District.**

Mr. Ryan Murphy, City Planner reported that the petition regarded the home located at 814 Timber Lane which had been struck by a vehicle in the summer of 2024. He reported that after securing permits for the repair, the petitioners had submitted a revision to the permit for the nearly completed raised deck, which had been approved in error by the City. He further reported that all work until that point had received the required inspections.

Mr. Murphy reported that in November of 2024 the City had received a complaint by the petitioner's neighbor who assumed permits were not received due to the proximity of the deck to the property line. He reported that work had then been halted and the owners were told to submit a petition for the variation. He further reported that the City had suggested erecting a 6-foot fence. Mr. Murphy reported that many decks in the same neighborhood and zoning district had similar decks, but this property had unique circumstances.

Mrs. Ashley Devlin, 814 Timber Lane, stated that the house had been hit by a car in July of 2024 and caused over \$200,000 in damages and took a great emotional toll. She stated her family was out of their home for 5 months and had worked with the City and insurance to provide

repairs and remove the car from their home. She further stated that if they were to take the City's suggestion of a 6-foot barrier, they would have to spend thousands more dollars on their deck. Mrs. Devlin stated that there are 147 homes with decks in Hinsbrook that are similar to their own.

Mr. Corey Devlin, 814 Timber Lane stated that their contractor had estimated about \$5,000 to \$7,000 to build the wall. He stated that they were concerned that the structure would topple and cause further damages. He further stated that the view from their home had always faced their neighbor's home, regardless of the deck. Mr. Devlin stated that he understood their concern for privacy, they had no desire to look into the neighbor's home or yard, and that they would face Timber Lane when sitting on their deck. They also noted that there were existing trees that blocked views onto their yard.

Chairperson Lou Mallers stated that their home had been unincorporated originally and the zoning would have had to adhere to City code when incorporated, and reiterated the privacy concerns of the neighbor.

Mrs. Devlin questioned why the deck would be allowed for 147 other homes and not for theirs.

There was some discussion regarding the newness of the decks in their neighborhood.

Mrs. Devlin stated that they had received City approval twice and an issue only arose after the deck had been built.

Commissioner Julie Kasprowicz stated that she had visited the site and could understand both viewpoints. She stated her suggestion would be that the City incur the cost for replacing 3 arborvitae that would grow taller, and after presenting the option to the neighbor, they did not agree.

Commissioner Green asked what the nature of the complaint was and if the complaining neighbor was in attendance. No one spoke.

Mr. Murphy reported that the neighbor's complaint contained his concerns for privacy and the resale value of their home.

Mrs. Devlin stated that their home's resale value would also be impacted by building a 6-foot wall.

Commissioner Green noted the height of the trees along the property line and questioned what a wall would do.

Commissioner Chris Green and Mr. Devlin discussed the matters as being subjective. He questioned why the residents should have to incur any extra cost for a deck that had already been approved.

There was some discussion regarding the physical characteristics of the deck in question.

Mr. Murphy emphasized to the Commission that their decision must only pertain to the petitioner's property.

Commissioner Kasprovicz commented that they could approve the deck as-is and suggest that plants be planted as part of a City project. There was some discussion regarding options for approving the variation.

Commissioner Gonzalez noted that the City has a habit of approving variations for residents.

Commissioner Kazich asked the petitioners if they would be opposed to restrictions on lighting being installed on the deck or placement of a barbecue.

There was some further discussion regarding the size and composition of the deck.

There was discussion regarding the Commission's past practices and options for approval.

Commissioner Gonzalez noted the high number of letters of support from neighbors that were received. She also her experience addressing privacy issues with a neighbor in the past with shades.

Commissioner Kasprovicz stated that the deck had the appropriate setback and the view would be the same regardless.

Mrs. Devlin stated that the windows already provide views into the neighbors yard. Mr. Devlin stated that a deck could not even be constructed there under the current regulations, and there is an existing door on that side of the house.

The Commissioners asked to pass comments along to the City Council to take on planting to screen views if needed.

Commissioner Kasprovicz made a motion and it was seconded by Commissioner Gonzalez to approve PZC2024-12 – 814 Timber Lane – City of Darien c/o Corey and Ashley Devlin – Involves a petition from the City of Darien on behalf of Corey and Ashley Devlin requesting the following: Approval of a variation request from Section 5A-7-2-6 (A) of the City Zoning Code to allow for a raised deck 288 square-feet in size on the west side of their home to remain in its current location, which was approved by the City inadvertently. Property is located within the R-2 Single Family Residence Zoning District.

Upon roll call vote, the MOTION CARRIED UNANIMOUSLY 6-0.

Regular Meeting - Old Business

There was no old business to discuss.

Staff Updates & Correspondence

Mr. Murphy reported that the City would be considering combining the Planning and Zoning Commission and the Economic Development Committee and reducing from 9 to 7 members. He reported that the official vote would take place at the January 20th City Council meeting.

Mr. Murphy reported that there would be City land use for sale at the location of the previous Wendy's and T.G.I. Friday's. He requested proposals for the land use from the Commission.

Mr. Murphy reported that the proposal at Chestnut Court for a mixed-use development had been resubmitted and would likely go to hearing in March.

Mr. Murphy reported that at the January 15, 2025 meeting a project will be presented for a rezone and special use for a contractor's storage yard at 1033 N. Frontage Road.

Approval of Minutes

Commissioner Gonzalez made a motion, and it was seconded by Commissioner Kasprovicz to approve the September 4, 2024 Regular Meeting Minutes.

Upon voice vote, the MOTION CARRIED with 5 in favor and 1 abstaining (Kazich – was not present at previous meeting).

Next Meeting

Mr. Murphy announced that the next meeting will be held on January 15, 2025 at 7:00 p.m.

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

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

Adjournment

With no further business before the Commission, Commissioner Gonzalez made a motion, and it was seconded by Commissioner Kasprovicz. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 7:44 p.m.

Respectfully Submitted:

Approved:

X

Jessica Plzak
Secretary

X

Lou Mallers
Chairperson

DRAFT