

**CITY OF DARIEN**

**PLANNING AND ZONING COMMISSION**

**AGENDA**

**Wednesday, May 18, 2016**

**7:00 PM**

**City Hall**

**Council Chambers**

1. Call to Order

2. Establish Quorum

3. Regular Meeting:

**A. Public Hearing**

**PZC 2016-02: 7217 Eleanor Place:** Petitioner seeks approval of a variation to reduce the required front yard setback from 35 feet to 27 feet in order to construct a covered front porch.

**B. Public Hearing**

**PZC 2016-03: 7730 Brookhaven Avenue:** Petitioner seeks approval of a variation to reduce the required front yard setback from 35 feet to 25 feet in order to construct a covered front porch.

**C. Public Hearing**

**PZC 2016-04: 2310 Green Valley Road:** Petitioner seeks approval of a variation to reduce the required rear yard setback for decks and patios from 20 feet to 17 feet in order to construct a patio.

**D. Public Hearing**

**PZC 2016-05: 702 Plainfield Road:** Petitioner seeks approval of a variation to reduce the required rear yard setback from 40 feet to 38.5 feet in order to construct a new single-family residence, the new home will face Western Avenue, the rear yard will be on the west side of the lot.

4. Correspondence

5. Old Business/Planner's Report

6. Minutes: February 3, 2016

7. Next Meeting: **June 1, 2016, 7:00 PM**

8. Adjournment

**AGENDA MEMO**  
**PLANNING AND ZONING COMMISSION**  
**MEETING DATE: May 18, 2016**

**Issue Statement**

**PZC 2016-02: 7217 Eleanor Place:** Petitioner seeks approval of a variation to reduce the required front yard setback from 35 feet to 27 feet in order to construct a covered front porch.

Applicable Regulations:                   **Zoning Ordinance, Section 5A-5-7-3(B):** Permitted Obstructions in Required Yards, In Required Front Yards.  
**Zoning Ordinance, Section 5A-7-2-6:** R-2 Single-Family Residence, Yard Requirements.

**General Information**

Petitioner/  
property owner:

Aneta Zapotoczna  
7217 Eleanor Place  
Darien, IL 60561

Property Location:                   7217 Eleanor Place

PIN:                                       09-26-111-008

Existing Zoning:                       R-2 Single-Family Residence

Existing Land Use:                   Single-family home

Comprehensive Plan Update:       Low Density Residential

Surrounding Zoning and Land Use:

North: R-2 Single-Family Residence: single-family detached residence

East: R-2 Single-Family Residence: single-family detached residence

South: R-2 Single-Family Residence: single-family detached residence

West: R-2 Single-Family Residence: single-family detached residence

Size of Property:                   12,375 square feet

Floodplain:                           Portion of the rear yard is located within a floodplain. The home and proposed front porch are located outside of the floodplain.

Natural Features:                   Floodplain occupies a portion of the rear yard.

Transportation:                   Frontage on Eleanor Place.

History:                               None.

### **Documents Submitted**

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

1. Plat of Survey, 1 sheet, prepared by Preferred Survey, Inc., dated August 2, 2012.
2. Site Plan, 1 sheet, prepared by Helen M. Liptak, Architect, Inc., dated November 25, 2016.
3. Building Elevation, 1 sheet, prepared by Helen M. Liptak, Architect, Inc., dated November 25, 2016.

### **Planning Overview/Discussion**

The subject property is located on the east side of Eleanor Place, between Janet Avenue and Elm Street.

The petitioner proposes renovating the home to include an addition and covered front porch.

The property is zoned R-2 which establishes a front yard setback of 35 feet. However, the home is currently 29.5 feet from the front lot line. The proposed covered front porch extends 2.5 feet from the front face of the home, resulting in a 27-foot setback.

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.

### **Staff Findings/Recommendations**

Staff does not object to the proposed variation. The proposed 2.5 feet the proposed front porch extends into the existing front yard is minimal, the front yard is still maintained. The proposed renovations to the home greatly improve the home.

Staff finds the proposed variation does not adversely alter the general character of the property, nor does it adversely alter the essential character of the neighborhood, nor does it 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.

**Therefore, staff recommends the Commission make the following motion recommending approval:**

**Based upon the submitted petition and the information presented, the request associated with PZC 2016-02 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission approve the petition as presented.**

**Decision Mode**

Planning and Zoning Commission: May 18, 2016

# PLAT OF SURVEY

of

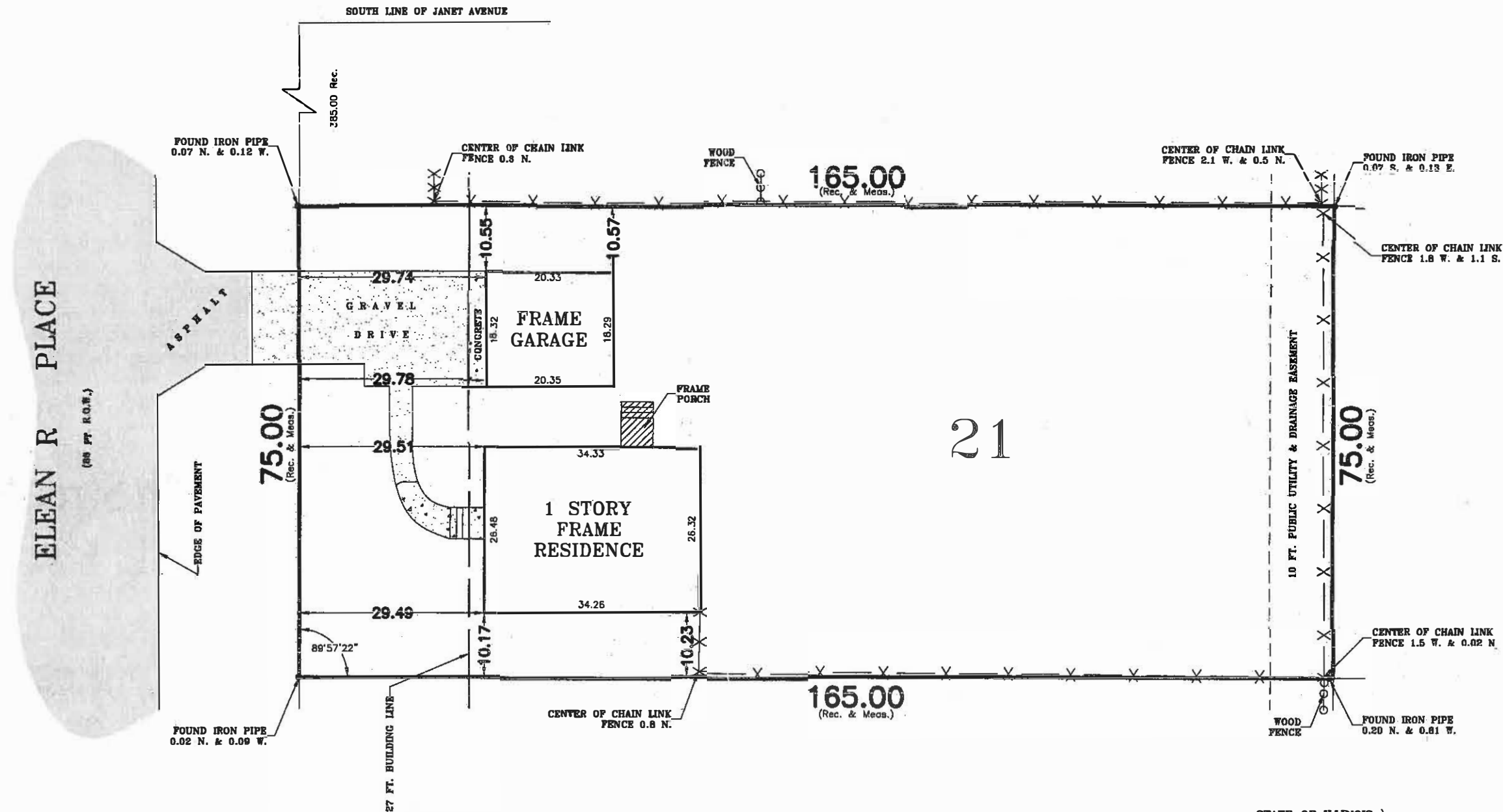
LOT 21 IN BLOCK 57 IN TRI-STATE VILLAGE UNIT 6, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 23, AND PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DuPAGE COUNTY, ILLINOIS.

ADDRESS: 7217 ELEANOR PLACE, DARIEN, ILLINOIS



SCALE: 1"=20'

7217 Eleanor Place  
Pg 1 of 4



### GENERAL NOTES:

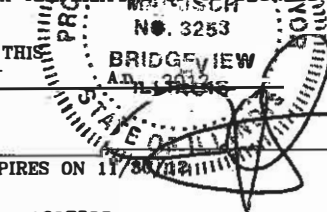
- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

STATE OF ILLINOIS )  
S.S.  
COUNTY OF COOK )

SURVEY ORDERED BY: JOHN ZACHARA

I, JOSEPH P. MAIKISCH, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE MONUMENTS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR FOUND IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS  
2ND DAY OF AUGUST



MY LICENSE EXPIRES ON 11/30/2012

P.S.I. NO. 1297383

Professional Design Registration #184-002795

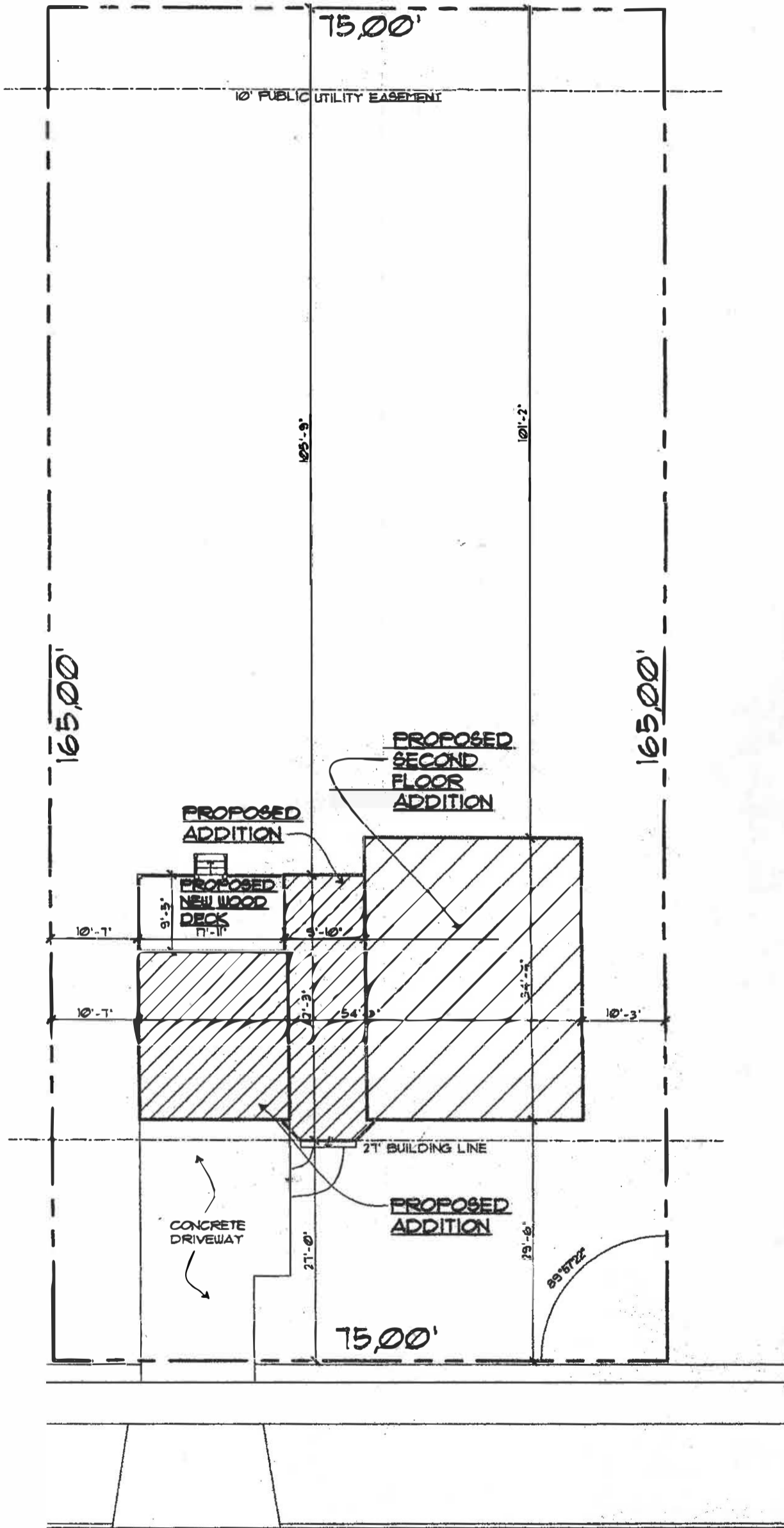


**PREFERRED SURVEY, INC.**

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455  
Phone 708-458-7845 / Fax 708-458-7855  
www.psisurvey.com

Field Work Completed	07/31/2012	FLD CREW:	RS/BD
Land Area Surveyed	12,375.0 Sq. Ft.	CAD:	MQ
Drawing Revised			

12,375 SQFT.  
 909 SQFT.  
 307 SQFT.  
 1,223 SQFT.  
**A:** 2,439 SQFT.  
 109 SQFT.  
 372 SQFT.  
**TOTAL AREA:** 2,920 SQFT.



CONTRACTOR TO VERIFY  
 PRIOR TO  
 SIGN ALL BEARING  
 POINTS FROM ABOVE  
 PLANS, AND CHECK  
 EXISTING FOUNDATION  
 BY AN ARCHITECT  
 OR ENGINEER.

HIGH LINK FENCE  
 AREA BEFORE  
 CONSTRUCTION.  
 FENCE IS  
 TO BE AROUND

**AIR CONDITIONING**

Contractor to furnish all labor, materials, equipment, etc., for heating and cooling system for the addition. Contractor to follow all rules, regulations, codes, and ordinances of local jurisdiction. Maintain indoor temperature at 35 degrees outdoor and indoor at 0 degrees outdoor. All equipment to be U.L. Approved and dryer vents to be vented to an appliance on roof or wall (min. one foot away from eaves). Vent rates to be 40 c.f.m. (min.), laundry rooms to be 75

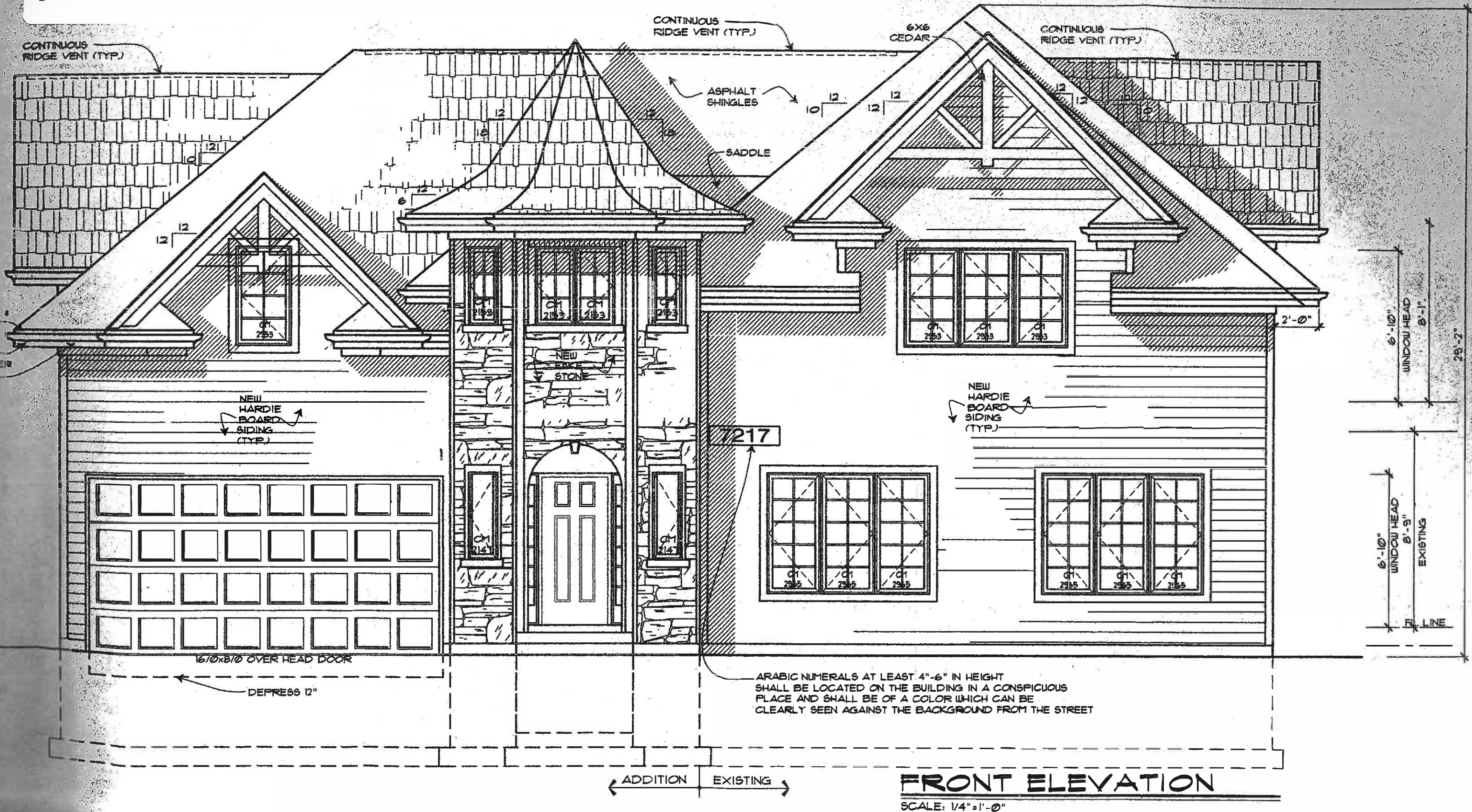
Contractor under this Contract shall meet or exceed all requirements of all National, State, County, Municipal codes and regulations over construction work at the project. Contractor to visit site to acquaint himself with existing conditions and any electrical items which are not shown on Mechanical and Structural Drawings, but to be confirmed by a visit to the premises. Contractor to provide all labor and material, etc., necessary to maintain the project on drawings, with exception that as noted. Contractor to provide all structures allowance. Contractor to provide all wiring in line, 120 volts with battery

7217 Eleanor Place  
 Pg 2 of 4

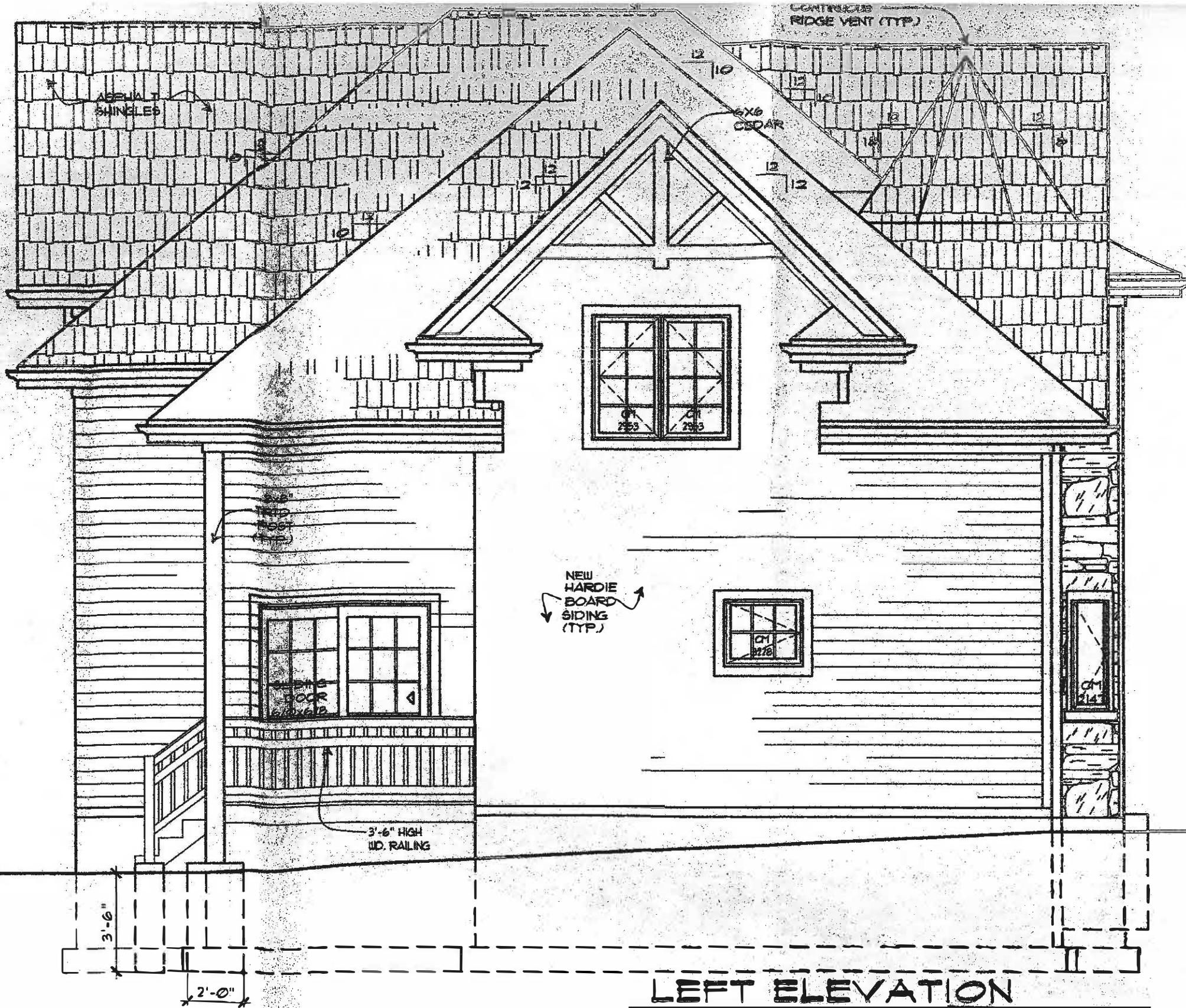
ELEANOR PLACE

**SITE PLAN**  
 SCALE: 1"=15'-0"

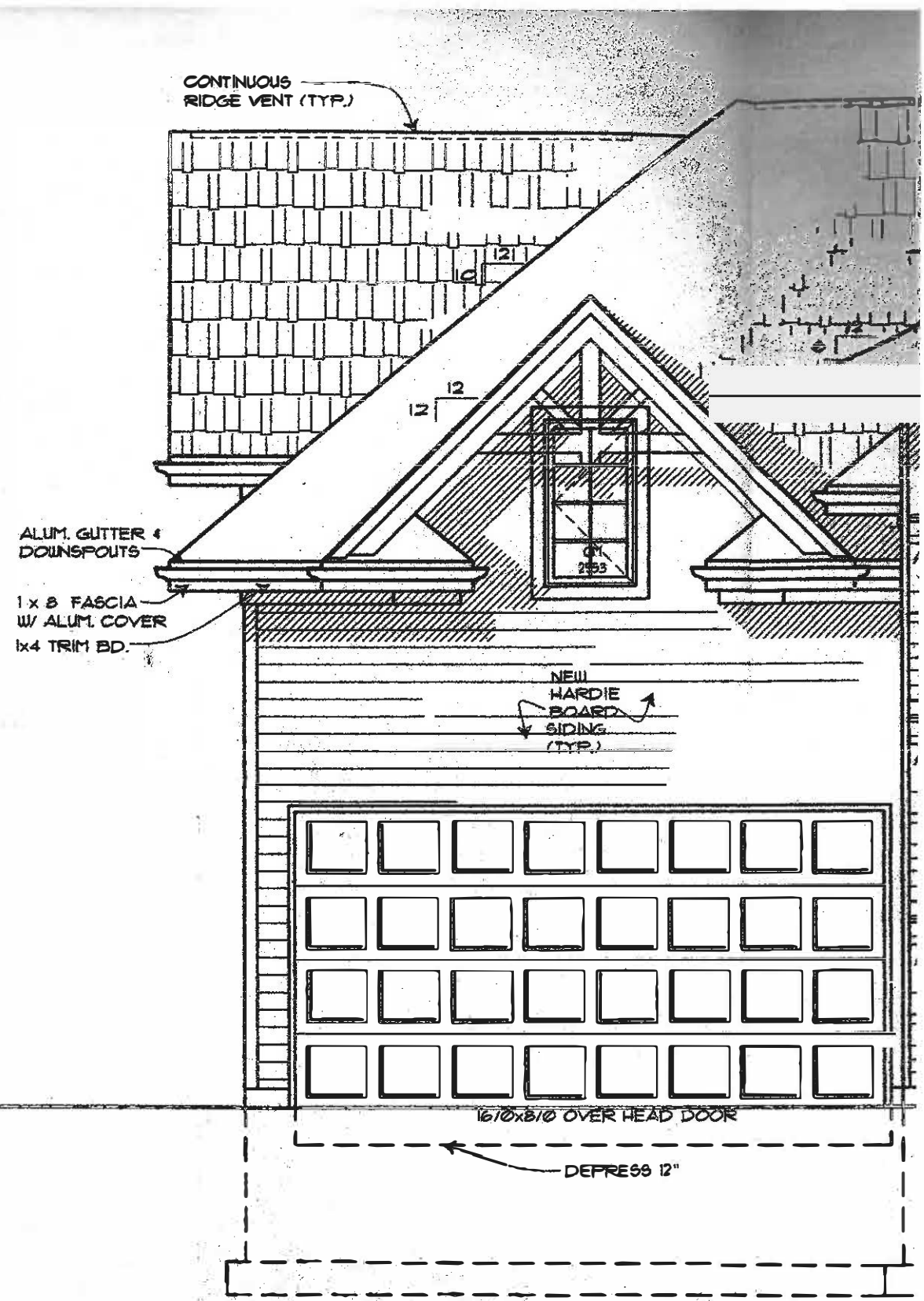




**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



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





**AGENDA MEMO**  
**PLANNING AND ZONING COMMISSION**  
**MEETING DATE: May 18, 2016**

**Issue Statement**

**PZC 2016-03: 7730 Brookhaven Avenue:** Petitioner seeks approval of a variation to reduce the required front yard setback from 35 feet to 25 feet in order to construct a covered front porch.

Applicable Regulations:                   **Zoning Ordinance, Section 5A-5-7-3(B):** Permitted Obstructions in Required Yards, In Required Front Yards.  
**Zoning Ordinance, Section 5A-7-2-6:** R-2 Single-Family Residence, Yard Requirements.

**General Information**

Petitioner/  
property owner:                               Sylwester Jarog  
  7730 Brookhaven Avenue  
  Darien, IL 60561

Property Location:                         7730 Brookhaven Avenue

PIN:   09-27-306-036

Existing Zoning:                               R-2 Single-Family Residence

Existing Land Use:                           Single-family home

Comprehensive Plan Update:               Low Density Residential

**Surrounding Zoning and Land Use:**

North: R-2 Single-Family Residence: single-family detached residence  
East: R-2 Single-Family Residence: single-family detached residence  
South: R-2 Single-Family Residence: single-family detached residence  
West: R-2 Single-Family Residence: single-family detached residence

Size of Property:                         9,139 square feet

Floodplain:                                  None.

Natural Features:                         None.

Transportation:                           Frontage on Brookhaven Avenue.

History:                                       None.

**Documents Submitted**

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

1. Plat of Survey, 1 sheet, prepared by Morris Engineering, Inc., dated February 17, 2016.
2. Site Plan and Building Elevation, 2 sheets, prepared by Studio Architects, LLC, not dated.

**Planning Overview/Discussion**

The subject property is located on the west side of Brookhaven Avenue.

The petitioner proposes constructing a covered front porch extending 6 feet from the front façade of the home.

The property is zoned R-2 which establishes a front yard setback of 35 feet. However, the home is currently 31 feet from the front lot line. The proposed covered front porch extends 6 feet from the front face of the home, resulting in a 25-foot setback.

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.

**Staff Findings/Recommendations**

Staff does not object to the proposed variation. The proposed encroachment into the required front yard is minimal, the front yard is still maintained.

Staff finds the proposed variation does not adversely alter the general character of the property, nor does it adversely alter the essential character of the neighborhood, nor does it 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.

**Therefore, staff recommends the Commission make the following motion recommending approval:**

**Based upon the submitted petition and the information presented, the request associated with PZC 2016-03 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission approve the petition as presented.**

**Decision Mode**

Planning and Zoning Commission:                      May 18, 2016



# PROPOSED PORTICO

7730 BROOKHAVEN AVE DARIEN, IL

7730 Brookhaven Avenue  
Pg 2 of 3



1 3D View

**studio**.g  
architects LLC  
215 S. GARDEN AVE.  
ROSELLE, IL 60172  
ph. 773.677.6655

7730 Brookhaven Ave  
Darien IL 60561

JOB NAME:	DATE:	ISSUE DATE:	SCALE:
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DRAWING TITLE:  
COVER

SHEET NUMBER:  
A100





History:                      None.

**Documents Submitted**

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

1. Plat of survey, 1 sheet, prepared by Professional Land Surveying, Inc., dated April 30, 2014.

**Planning Overview/Discussion**

The subject property is located on the north side of Green Valley Road, between Surrey Drive and Barclay Road.

The Darien Zoning Ordinance permits decks and patios to encroach 10 feet into the required rear yard setback; the required rear yard setback is 30 feet. Therefore, decks and patios are required to be at least 20 feet from a rear lot line.

The petitioner proposes constructing a patio extending approximately 15.5 feet from the rear wall of the home into the rear yard. The home currently sits 32.5 feet from the rear lot line, the proposed patio will be 17 feet from the rear lot line.

There is an existing patio on the property, 17 feet from the rear lot line. When structures are removed, new structures, including patios, are required to comply with the current setbacks. The new patio maintains the existing condition.

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.

**Staff Findings/Recommendations**

Staff does not object to the proposed variation. The proposed encroachment into the required rear yard setback for decks and patios is minimal, a rear yard is still maintained.



Staff finds the proposed variation does not adversely alter the general character of the property, nor does it adversely alter the essential character of the neighborhood, nor does it 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.

**Therefore, staff recommends the Commission make the following motion recommending approval:**

**Based upon the submitted petition and the information presented, the request associated with PZC 2016-04 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission approve the petition as presented.**

**Decision Mode**

Planning and Zoning Commission: May 18, 2016

# PLAT OF SURVEY

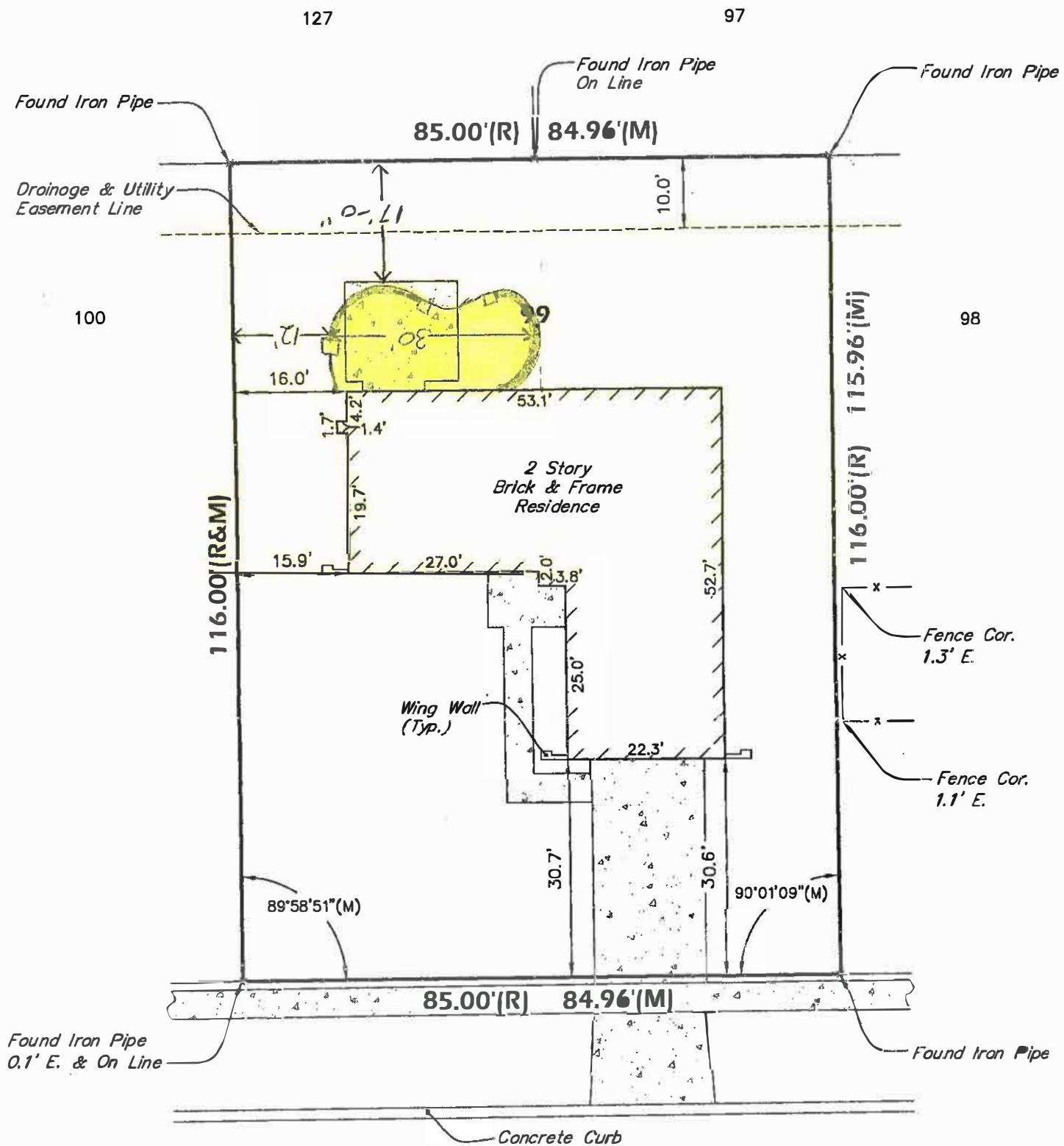
OF

LOT 99 IN GALLAGHER AND HENRY'S FARMINGDALE RIDGE UNIT NO. 1, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1979 AS DOCUMENT R79-59275, AND CERTIFICATE OF CORRECTION RECORDED MARCH 19, 1980 AS DOCUMENT R80-16706, IN DUPAGE COUNTY, ILLINOIS.



SCALE: 1"=20'

2310 Green Valley Road  
Pg 1 of 1



GREEN VALLEY ROAD

(64' R.O.W.)

AREA OF SURVEY:  
CONTAINING 9,853± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS OF RECORD NOT SHOWN.

STATE OF ILLINOIS) ss  
COUNTY OF DUPAGE)

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED  
THIS 24TH DAY OF APRIL, 2014.

*J. Pankow*

IPLS No. 3483  
MY LICENSE EXPIRES 11/30/14



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PROFESSIONAL DESIGN FIRM NO. 184-004196

## SYMBOL LEGEND

- CONCRETE SURFACE
- FENCE LINE
- (R) - RECORD DATA
- (M) - MEASURED DATA
- UTILITY POLE
- OVERHEAD WIRES

PREPARED FOR: SANTA CRUZ / GRUTZMACHER  
JOB ADDRESS: 2310 GREEN VALLEY ROAD  
DARIEN, ILLINOIS

**Professional Land Surveying, Inc.**  
3080 Ogden Avenue Suite 107  
Lisle, Illinois 60532  
Phone 630.778.1757 Fax 630.778.7757

DRAWN BY: AA FLD. BK./PG. NO.: 114/42  
COMPLETION DATE: 04/30/14 JOB NO.: 149252  
REVISED:



**Documents Submitted**

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

1. Plat of Survey, 1 sheet, prepared by JNT Land Surveying Services, Inc., dated August 18, 2014.
2. Site Plan, 2 sheets, prepared by Morris Engineering, Inc., dated September 29, 2015.

**Planning Overview/Discussion**

The subject property is located at the northwest corner of Plainfield Road and Western Avenue. Currently, there is a vacant single-family home on the property. The petitioner plans to demolish the existing home and construct a new home.

The property is zoned R-1 Single-Family Residence. The required building setbacks in the R-1 zoning district are:

Front yard =	45 feet
Interior side yard =	10 feet
Corner side yard =	15 feet
Rear yard =	40 feet

The new home will face Western Avenue. The orientation of the home, the front door, determines the front yard. Therefore, the front yard is along Western Avenue with the rear yard to the opposite side of the lot, along west lot line.

The site plan shows the footprint of the new home to be 37.5 feet x 41.4 feet.

The new home is shown to meet all building setbacks except for the rear yard setback, encroaching 1.5 feet.

While the new home could face Plainfield Road, meeting the required building setbacks would still be a challenge likely requiring a variation. Orienting the home towards Western Avenue, a quieter road than Plainfield Road, seems desirable and reasonable.

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.

**Staff Findings/Recommendations**

Staff finds the proposed variation will not adversely alter the general character of the property, will improve the overaii value of the property and there will not be any potential adverse effects on the neighboring properties, it will not impair the adequate supply of light and air in adjacent property, nor will it adversely alter the essential character of the neighborhood.

**Therefore, staff recommends the Commission make the following motion recommending approval:**

**Based upon the submitted petition and the information presented, the request associated with PZC 2016-05 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission approve the petition as presented.**

**Decision Mode**

Planning and Zoning Commission:                      May 18, 2016

# PLAT OF SURVEY

OF

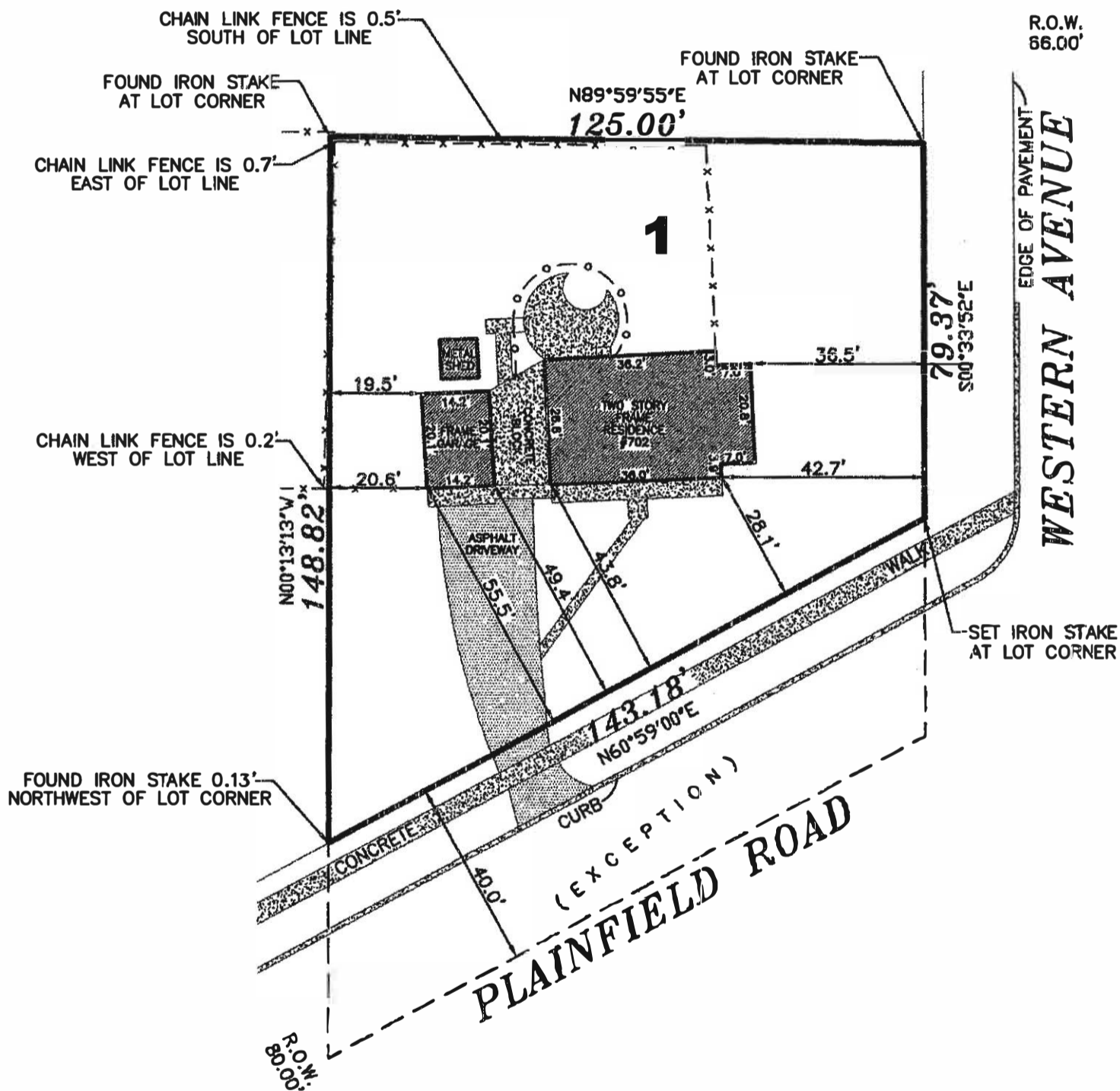
LOT ONE IN JOHN RUDACK'S PLAT OF SURVEY DESCRIBED AS:

THAT PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-SEVEN (27), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION TWENTY-SEVEN (27); THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION TWENTY-SEVEN (27), FOUR HUNDRED FIFTY-ONE AND NINE TENTHS 451.9 FEET; THENCE SOUTH ALONG AN OLD FENCE LINE SEVENTEEN HUNDRED SEVENTY-FIVE AND NINETY-FIVE ONE-HUNDREDTHS (1775.95) FEET TO AN IRON PIPE; THENCE EASTERLY AND PARALLEL TO THE NORTH LINE OF SAID SECTION TWENTY-SEVEN (27), ONE HUNDRED (100) FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING EAST AND PARALLEL TO THE NORTH LINE OF SAID SECTION TWENTY-SEVEN (27), ONE HUNDRED TWENTY-FIVE (125) FEET, MEASURED; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ONE HUNDRED TWENTY-EIGHT AND SEVEN TENTHS (128.7) FEET TO THE CENTER LINE OF PLAINFIELD ROAD; THENCE SOUTHWESTERLY (SOUTH 50 DEGREES 59 MINUTES WEST) ONE HUNDRED FORTY-THREE (143) FEET; THENCE NORTHERLY ONE HUNDRED NINETY-SEVEN AND EIGHT TENTHS (197.8) FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

EXCEPT THE SOUTHEASTERLY 40.00 FEET (MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF PLAINFIELD ROAD) OF LOT 1 IN JOHN RUDACK'S PLAT OF SURVEY OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID PLAT RECORDED JULY 26, 1954, AS DOCUMENT 724448, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING FROM SAID SOUTHEASTERLY 40.00 FEET THE SOUTHEASTERLY 33.00 FEET THEREOF, FALLING WITHIN THE EXISTING ROADWAY OF PLAINFIELD ROAD.

COMMON ADDRESS: 702 PLAINFIELD ROAD

702 Plainfield Road  
Pg 1 of 2



CLIENT:           ANGILERI & ASSOCIATES          

AREA OF SURVEY = 14,297 SQ.FT.  
BASIS OF BEARINGS: ASSUMED



STATE OF ILLINOIS } S. S.  
COUNTY OF WILL }

FIELD WORK COMPLETED ON 18th DAY OF AUGUST, 2014.

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 19th Day of AUGUST, 2014.

PLS No. 3354

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCE.

PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION  
LICENSE NO.  
184.004450

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. LICENSE EXPIRES 11/30/14

CB  
RIM 757.99  
INV 753.73 (SE) 12" PVC  
INV 753.79 (NW) 12" PVC

702 Plainfield Road  
Pg 2 Of 2

F.I.P. 3/4"  
0.25' N & 0.78' W

PLAINFIELD HIGHLANDS  
AS PER DOC. 753769  
LOT 70

775.95 FEET SOUTH OF AND  
L WITH THE NORTH LINE OF  
THE EAST 1/2 OF SECTION 27

FENCE 0.4' N  
& 0.5' E  
F.I.P. 1/2"  
1.10' N & ON LINE

1 STORY  
FRAME  
BUILDING  
T/F = 755.16

F.I.P. 3/4"  
AT CORNER

INLET 2" DIA.  
RIM 755.30

FENCE 0.6' S  
125.00' (RM)

PROPOSED 2 STORY  
BRICK & FRAME  
BUILDING  
T/F = 755.50

10221  
197.8' (M)  
148.95' (M)  
N 00° 08' 33" W (M)

1 1/2 STORY  
BRICK  
BUILDING  
T/F = 755.28

F.I.P. 3/8"  
ON LINE  
& 0.80' NE

WESTERN AVENUE  
88' R.O.W.

CB  
RIM 754.02  
INV 751.51 (S)  
INV 752.32 (O)  
INV 751.58 (N)

STOP SIGN

F.I.P. 3/8"  
0.09' N & 0.81' E

SAN MH  
RIM 755.92  
INV 744.02 (SW) 18"  
INV 744.87 (NW) 90"

INLET  
RIM 755.77  
INV 750.52 (N) 12" RCP

STORM MH  
RIM 754.21  
INV 748.01 (SW) 15" RCP  
INV 749.41 (E) 12" RCP  
INV 748.96 (NE) 12" RCP

PLAINFIELD ROAD  
NORTHLINE OF PLAINFIELD ROAD  
AS PER DOC. 753769  
CONCRETE  
SUBGRADE

PLAINFIELD HIGHLANDS  
AS PER DOC. 753769  
LOT 70

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
February 3, 2016**

**PRESENT:** Beverly Meyer – Chairperson, Robert Cortez, Andrew Kelly, Lou Mallers, Ray Mielkus, Ken Ritzert Michael Griffith – Senior Planner, Elizabeth Lahey - Secretary

**ABSENT:** Ron Kiefer, John Laratta

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

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

Mr. Michael Griffith, Senior Planner reported that the subject property is located at the northeast corner of N. Frontage Road and Bailey. He reported that City annexed and approved a PUD in 1977. Mr. Griffith reported that the petitioner's plan is to change the campus to include a new shrine chapel, reconstruction of the parking lots and an additional parking lot, a new driveway onto N. Frontage Road and new pedestrian connections and plaza. He reported that staff has no issues with the site plan and that the City Engineer has looked at the plan and that there is nothing that stands out preventing the plan from moving forward.

Mr. Griffith reported that there are wetlands on the property and that the petitioner will need DuPage County approval as well as a permit from IDOT for the driveway on the right-of-way.

Mr. Griffith reported that he received a few telephone calls but that once the project was described that there were no negative comments.

Father Robert Colarisi, Director of the Society of the Little Flower stated that they are trying to address their present needs. He stated that the chapel is outgrown and that they cannot accommodate the seating under the present conditions. He further stated that they would like to move this along because the Foundation who is funding this project is getting impatient.

Commissioner Mallers questioned if they are closing the existing chapel.

Fr. Colarisi stated that the existing chapel will be part of the museum.



Commissioner Ritzert questioned if the walkways will be interconnecting.

Fr. Colarisi stated that they do a lot of pilgrimages and that the walkways will be meandering prayerful spaces. He stated that the intention is to provide a place for peace.

The architect for the petitioner reported that they will be leaving the existing parking for the spiritual center as is and provide new parking with handicapped accessible spaces for the chapel. She reported that they are proposing a 15,000 square foot one story masonry chapel with brick similar to the existing chapel with stone elements and a metal roof.

Commissioner Ritzert questioned the location of the HVAC units.

The architect stated that the HVAC will be behind a wall and hidden.

Commissioner Mallers questioned the hours.

Fr. Colarisi stated that the hours will be 10:00 a.m. - 4:00 p.m.

Chairperson Meyer questioned if there is sufficient drainage.

Mr. Bruce Aderman, Engineer for the project reported that they will be utilizing the large pond that was a borrow pit. He stated they will be lowering the water level to create more volume for stormwater management. Mr. Aderman stated that they are following the County ordinances and that they are using the existing drainage plus adding new drainage providing volume for the project.

Mr. Aderman stated that they will be adding wetland plantings creating a buffer and filter. He stated that water from the pond will flow through an outlet that will control the water.

Chairperson Meyer questioned the water level of the pond.

Mr. Aderman stated that they are lowering the water level 10".

Chairperson Meyer questioned if there will be any buffering to keep children away.

Mr. Aderman stated that the lawn will not be all manicured but more prairie with no fencing.

Commissioner Mallers questioned the water depth.

Mr. Aderman stated that the water depth is currently 10 feet and will be changed to 8-9 feet.

Mr. Griffith reported that there is nothing in the ordinance requiring fencing. He stated that an additional detention basin was constructed due to the enlarged parking lot for the spiritual center which has already been done.

Chairperson Meyer questioned if there was a traffic study done.

Mr. Aderman stated that they sat down with IDOT and they were the ones who suggested the right in and right out limited access. He stated that a traffic study was not done.

Chairperson Meyer questioned if the right in and right out will have a stop sign.

Mr. Aderman stated that Frontage Road will remain a thru street.

Commissioner Ritzert questioned if there will be curbing on the driveway.

Mr. Aderman stated that there will be curbing on the driveway and center island and on the radius.

Commissioner Ritzert questioned the revisions on Bailey Road.

Mr. Aderman stated that they are adjusting the south driveway and lining it up with the opposite roadway.

Chairperson Meyer questioned if the airport was concerned with the tower and cross.

Fr. Colarisi stated that they are not concerned and that they actually use the light as guidance.

Commissioner Ritzert questioned if the parking lot was asphalt.

The petitioner's architect reported that the parking lot will be asphalt, the pathways crushed limestone and the plaza stamped concrete.

Commissioner Ritzert questioned the parking stall width.

Mr. Griffith reported that the parking stall width is the standard 9 foot wide stall and that a couple of years ago the Code was amended to 9 feet.

Commissioner Ritzert questioned if the petitioner addressed the Fire Department concerns.

Mr. Aderman stated that they are reviewing the concerns and that they will come into compliance.

Commissioner Mallers questioned when the project will be completed.

Fr. Colarisi stated that they anticipate the project being completed within one year.

Commissioner Ritzert questioned the signage and that it is not in conformance.

Fr. Colarisi stated that the Spiritual Center sign is a big one and every sign will be redone to match. He stated that they would like to advertise the events on the electronic message board.

Mr. Griffith stated that electronic message boards are not permitted in the Code but that it can be included in the approval process. He stated that a couple of the signs are larger but not excessively larger and that if the signs were condensed, the petitioner may want more. He further stated that staff does not have any concerns because the signs are not excessive.

Commissioner Mallers questioned if the signs will be illuminated.

Fr. Colarisi stated that the signs will not be different from what is there now and that they will not be on beyond midnight.

Commissioner Ritzert questioned if the electrical will be buried.

The petitioner reported that all electrical will be buried.

There was no one in the audience wishing to present public comment and Chairperson Meyer closed the public hearing at 7:33 p.m.

**Commissioner Mallers made a motion and it was seconded by Commissioner Mielkus that based upon the submitted petition and the information presented, the request associated with PZC 2015-20 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission recommend approval of the petition, subject to the following:**

- 1. Dimensions on site plan.**
- 2. Sign locations to comply with the Sign Code.**
- 3. The following waivers from the Sign Code:**
  - a. To increase the permitted ground sign area for a religious institution from 32 to 48 square feet.**
  - b. To increase the permitted directional sign area from 4 square feet to 6 square feet and 15 square feet.**
- 4. Address comments in the letter from Dan Lynch, City Engineer, dated January 28, 2016.**
- 5. Address comments in the letter from Darien-Woodridge Fire Protection District.**
- 6. Allow Electronic Message Board.**

**Upon roll call vote, THE MOTION CARRIED 6-0. Commissioner Kiefer and Commissioner Laratta were not present.**

## MINUTES

**Commissioner Mallers made a motion and it was seconded by Commissioner Mielkus to waive the reading of the January 6, 2016 Regular Meeting Minutes.**

**Upon roll call vote, the motion CARRIED UNANIMOUSLY 6-0. Commissioner Kiefer and Commissioner Laratta were not present.**

**Commissioner Mallers made a motion and it was seconded by Commissioner Kelly to approve the January 6, 2016 Regular Meeting Minutes.**

**Upon roll call vote, the motion CARRIED UNANIMOUSLY 6-0. Commissioner Kiefer and Commissioner Laratta were not present.**

**CORRESPONDENCE**

None.

**OLD BUSINESS/PLANNER'S REPORT**

None.

**NEXT MEETING**

Mr. Griffith announced that the next meeting is scheduled for Wednesday, February 17, 2016 at 7:00 p.m.

**ADJOURNMENT**

**With no further business before the Commission, Commissioner Mallers made a motion and it was seconded by Commissioner Mielkus. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 7:46 p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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**Elizabeth Lahey  
Secretary**

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**Beverly Meyer  
Chairman**