

Notice of Special Meeting

Please take notice that the Planning and Zoning Commission of the City of Darien has schedule a special meeting to be held on Thursday, June 26, 2014, at 7:00 PM, in the City Council Chambers at City Hall, 1702 Plainfield Road, Darien, Illinois. Agenda is as follows:

1. **Call to Order**
2. **Roll Call**
3. **Establish a Quorum**
4. **Public Hearing: PZC 2014-04: Darien Pointe, 7517-7533 Cass Avenue:**
Petitioner seeks approval of a plat of subdivision and the following special uses and variations for a retail development:
 - a. Section 5A-8-3-4: Special use approval for 4 drive-thru facilities.
 - b. Section 5A-8-3-4: Special use approval to permit eating establishments as a right.
 - c. Section 5A-11-5: Variation to reduce the required vehicle stacking spaces for drive-thru facilities from 20 to 6.
 - d. Section 5A-8-3-8: Variation to reduce required parking setbacks:
 1. Front yard from 30 feet to 2 feet.
 2. Interior side yard from 20 feet to zero feet.
 3. Rear yard from 30 feet to 3.6 feet.
 - e. Section 5A-11-3(B)(1)(c): Variation to reduce the required distance a driveway is from the rear lot line that is adjacent to a residential property from 30 feet to 16 feet.
 - f. Section 5A-10-6(D): Variation to reduce the required intermediate landscape islands from 5 to zero.
 - g. Section 5A-10-5 and 5A-10-6: Variation to eliminate the required perimeter yard and parking lot landscaping.
 - h. Section 5A-10-7: Variation to eliminate the required 10-foot wide building foundation landscape strip.
 - i. Section 5A-8-3-8(B)(1)(c): Variation to eliminate the required screening fence along the rear lot line.
 - j. Section 5A-8-3-9: Variation to exceed the maximum permitted lot coverage of 75 percent for buildings and all impervious surfaces.
5. **Adjournment**

This notice is given pursuant to Chapter 5, Section 120/2.02 of the Illinois Compiled Statues (5 ILCS 120/2.01).

JoAnne E. Ragona
City Clerk
June 19, 2014