

CITY OF DARIEN
PLANNING AND ZONING COMMISSION
AGENDA

Wednesday, December 17, 2014
7:00 PM

City Hall
Council Chambers

1. Call to Order
2. Establish Quorum
3. Regular Meeting:
 - A. **Concept Plan Review: 951 N. Frontage Road:** Concept plan review for a proposed 4-story, 124 room extended stay hotel, Value Place.
4. Correspondence
5. Old Business/Planner's Report
6. Minutes: November 19, 2014
6. Next Meeting: **January 7, 2015, 7:00 PM**
7. Adjournment

Transportation: Frontage onto N. Frontage Road.

History: In 2006, the property was annexed, zoned OR&I and preliminary approval granted for a multi-tenant office/warehouse building.

Documents Submitted

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

1. Project Overview, 2 pages.
2. Site Plan, 1 sheet, prepared by CIV Works Consulting, LLC, dated December 4, 2014.
3. Building Elevations, 1 sheet, prepared by Holladay Properties, dated December 1, 2014.
4. Signage, 6 sheets, prepared by Holladay Properties, dated December 1, 2014.

Planning Overview/Discussion

The subject property is located on the south side of N. Frontage Road at Mystic Trace. The property is vacant.

The petitioner is proposing to construct a 4-story, 124 room extended stay hotel on the property. The plan includes a tall pole sign along I-55. The site plan shows the building and parking will fit on the property.

Since the property will need to be rezoned to accommodate the proposed use, the purpose of this concept plan review is to consider the proposed use at this location. Plan approval will require rezoning, variations from the Zoning Ordinance (building height), Sign Code (pole sign, sign height) and addressing wetlands.

Staff Findings/Recommendations

For discussion only.

Decision Mode

Planning and Zoning Commission

December 17, 2014

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
November 19, 2014**

PRESENT: John Laratta, John Lind, Lou Mallers, Ray Mielkus, Pauline Oberland, Michael Griffith – Senior Planner, Elizabeth Lahey – Secretary

ABSENT: Beverly Meyer, Ron Kiefer, Ken Ritzert and Susan Vonder Heide

Acting Chairperson Ray Mielkus called the meeting to order at 7:15 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 2014-09: 2100 Manning Road, Manning Woods Subdivision: Petitioner seeks approval of the following:

1. Rezoning the property from the R-1 Single-Family Residence to the R-2 Single Family Residence zoning district.
2. Variations from the Zoning Ordinance:
 - a. To reduce the minimum lot area from 10,000 to 6,670 square feet for one lot and to 7,200 square feet for 25 lots, Section 5A-7-2-5(A).
 - b. To reduce the minimum interior lot width from 75 feet to 55.66 feet for one lot and to 60 feet for 25 lots, Section 5A-7-2-5(A).
 - c. To reduce the minimum corner lot width from 85 feet to 62.36 feet, Section 5A-7-2-5(A).
 - d. To reduce the minimum front yard setback from 35 feet to 25 feet, Section 5A-7-2-6(A).
 - e. To reduce the interior side yard setback from 10 feet to 5.66 feet for one lot, Section 5A-7-2-6(A).
3. Variations from the Subdivision Regulations:
 - a. To reduce the minimum minor street pavement width from 66 feet to 55 feet, Section 5B-1-7(B)(6).
 - b. To reduce the minimum minor street pavement width from 30 feet to 227 feet, Section 5B-1-7(B)(6).
 - c. To reduce the minimum street curve centerline radius from 150 feet to 42.5 feet, Section 5B-1-8(G)(1)(a).
 - d. To reduce the minimum interior side yard utility easement from 6 feet to 5.6 feet for one lot, Section 5B-1-7(E)(1).
4. Preliminary plat of subdivision for a 26-lot residential subdivision.

Mr. Michael Griffith, Senior Planner, reported the subject property is located on the north side of Manning Road west of Fairview Avenue. He reported the petitioner is seeking approval of a 26-lot residential subdivision of detached single-family homes served by a new street.

Mr. Griffith reported the petitioner is requesting to rezone the property from R-1 to R-2 Single-Family

Residence. He reported the property was annexed in 2010 and was automatically rezoned R-1 Single-Family Residence. He further reported there is a wetland at the northeast corner of the property requiring County review before the City can approve the final plans. Mr. Griffith reported the City Engineer, the Fire District and the City's Municipal Services Department reviewed the plan and had no concerns.

Mr. Griffith reported this is a preliminary plan and if approved, the developer would have to return with final plans including more details and a stormwater management plan.

Mr. Griffith provided copies of an anonymous letter to the PZC. He reported the anonymous letter raised several concerns, references the wrong plan and not the plan being considered.

The petitioner, Mr. Paul Swanson, Architect and Developer, 2100 Manning Road stated he presented a concept plan to the PZC in the spring, listened to the comments and incorporated them into the plan presented tonight. He stated the property is a buffer between an intense commercial use and single-family homes which could lend the property to multi-family or townhomes. He stated he felt the best use for the site is single-family homes consistent with the surrounding residential area.

Mr. Swanson referenced the poor quality wetlands, they have met with the County to determine what will be needed to be done.

Mr. Swanson stated the 10-foot side yards are met except for one side yard at 5.7 feet abutting a rear yard. He stated the 30-foot rear yards are met but he is asking to reduce the front yard setback from 35 to 25 feet.

Mr. Swanson stated he is proposing small lots appealing to the older buyer or young professional who does not have time or want to take care of a larger. He further stated the smaller lots given the topography of the property not being flat. Mr. Swanson stated the homes would be approximately 2,700 - 3,000 square feet and priced starting at \$415,000. He referenced the home sales in the area average around \$330,000.

Mr. Swanson stated the homes will not look the same as the existing homes in the area, these homes will not dilute the housing market since there will be more choices of home styles.

Mr. Swanson reported the property is owned by Phil Gardner and he is the contract purchaser and land developer, there is presently no builder. He stated he is proposing the homes to be a cottage style motif.

Mr. Swanson reported a traffic study was not needed per his engineer but there are approximately 7 trips per day per house. He stated R-2 is consistent with the Comprehensive Plan.

Mr. Swanson displayed the preliminary plat of subdivision and preliminary engineering.

Acting Chairperson Mielkus opened the meeting to anyone wishing to present public comment.

Mr. Mike Bartel, 2206 Hamilton Lane, stated he was concerned with large homes on a small lot. He stated the lots in the area are 75 feet wide and 10,000 square feet. Mr. Bartel suggested the street should loop on the property with only one entrance off of Manning Road. He stated the street cannot accommodate emergency vehicles and public works vehicles. Mr. Bartel stated he was also concerned with the reduced side yard lot.

Mr. Swanson stated that the Fire District and the City's Public Works department had no objection to the plan.

Commissioner Oberland questioned who is going to control the property if approved.

Mr. Swanson reported he intends to sell the lots to one or more builders. He stated ideally, he would prefer one builder to purchase all of the lots.

Commissioner Laratta questioned if there will be a Homeowner's Association.

Mr. Swanson reported there will be a Homeowner's Association created to maintain the detention basins.

Commissioner Mallers questioned how many lots could fit within the R-2 standards. He asked the petitioner to reconfirm the side yard setbacks.

Mr. Swanson stated it would not be economical to have fewer lots. He reported that the side yards are 10 feet except for the one lot with a 5.7 side yard setback which abuts to a rear yard of 30 feet.

Mr. Paul Kobleski, Green Valley Road, stated he was happy to see the 10-foot side yards and new trees will be better than the old scrub trees. Mr. Kobleski stated residents should have been notified about the public hearing. He questioned where the snow plows will place the snow and the homes in front will be mostly garage. Mr. Kobleski stated upscale homes would probably want a three-car garage and there is no room for that. He further stated he was concerned with stormwater run-off.

Mr. Griffith reported that all of the residents within 250 feet were notified. He also stated that the public hearing sign is visible on the property.

Mr. Art Donner, resident and Republican Committeeman, stated the homes described indicate the development will house more children than seniors. He stated in the past, home buyers in Darien had specific home plans to choose from. Mr. Donner expressed concern someone could build a blue square house next to an orange round house since the developer is not presenting home plan details.

Mr. Nick Patton, Manning Road, stated drivers are going way too fast on Manning Road and people need to slow down. He stated there are many accidents in the area.

Mr. Swanson stated the narrow street width and tight street curve will slow down traffic within the subdivision.

Ms. Kathleen Hodak, Wilton Road, stated the trees on the property should be re-assessed. She stated there is an Osage Orange Tree behind her home that should be kept. Ms. Hodak expressed concern to maintain the 75-foot wide and 10,000 square foot lots in the area.

Mr. Griffith reported there are areas in Darien zoned R-2 with smaller than the minimum required R-2 lot, in some cases the subdivision was built while unincorporated and later was annexed into Darien. He reported that the Darien Ridge Subdivision at 67th and Ridge has lots that are 62 feet wide and smaller than 10,000 square feet.

Mr. Alex Bartel, Hamilton Lane, stated the price of the home will want people to have larger yards.

Commissioner Lind stated he was concerned with the bulk of the home on the lot. He stated he is not in favor of approving a subdivision similar to the Darien Ridge Subdivision. He further stated the homes in the subdivision are too large for the lots and he cannot plan without controls over the massing of the homes.

Commissioner Oberland asked if there are requirements as to the style and the materials used for the homes.

Mr. Griffith stated there are no architectural requirements.

Commissioner Oberland stated she understood the concept the plan presents. She stated she has neighbors who would be interested in a smaller lot yet still want to live in a single-family home. Commissioner Oberland stated that the City cannot control the home style and the question is whether the lot sizes and variations are appropriate.

There was no one else wishing to present public comment and Acting Chairperson Mielkus closed the public hearing at 8:41 p.m.

Commissioner Mallers made a motion and it was seconded by Commissioner Laratta to recommend DENIAL of the petition as presented.

Upon roll call vote, THE MOTION CARRIED by a vote of 4-1. Commissioner Meyer, Commissioner Kiefer, Commissioner Ritzert and Commissioner Vonder Heide were not present.

**Ayes: Mallers, Laratta, Lind, Mielkus
Nays: Oberland**

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

None.

MINUTES

Commissioner Lind made a motion and it was seconded by Commissioner Mallers to waive the reading of the August 20, 2014 and October 20, 2014 Regular Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED UNANIMOUSLY 5-0.** Commissioner Meyer, Commissioner Kiefer, Commissioner Ritzert and Commissioner Vonder Heide were not present.

Commissioner Mielkus made a motion and it was seconded by Commissioner Lind to approve the August 20, 2014 and October 20, 2014 Regular Meeting Minutes.

Upon roll call vote, **THE MOTION CARRIED UNANIMOUSLY 5-0.** Commissioner Meyer, Commissioner Kiefer, Commissioner Ritzert and Commissioner Vonder Heide were not present.

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

None.

NEXT MEETING

Mr. Griffith announced that the next meeting is scheduled for Wednesday, December 3, 2014 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Lind made a motion and it was seconded by Commissioner Oberland. Upon voice vote, **THE MOTION CARRIED unanimously and the meeting adjourned at 9:05 p.m.**

RESPECTFULLY SUBMITTED:

APPROVED:

Michael Griffith
Senior Planner

Beverly Meyer
Chairman