

CITY OF DARIEN
PLANNING AND ZONING COMMISSION
AGENDA

Wednesday, March 4, 2015
7:00 PM

City Hall
Council Chambers

1. Call to Order
2. Establish Quorum
3. Regular Meeting:
 - A. **Public hearing**
PZC 2015-02: Carriage Green Country Club, 8700 Carriage Greens Drive:
Petitioner seeks an amendment to the special use approving the Carriage Green Country Club, Ordinance O-31-72, in order to construct a practice facility, including teeing area and practice greens.
4. Correspondence
5. Old Business/Planner's Report
6. Minutes: February 4, 2015
6. Next Meeting: **March 18, 2015, 7:00 PM**
7. Adjournment

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
February 4, 2015**

PRESENT: Chairperson Beverly Meyer, Ron Kiefer, John Lind, Ray Mielkus, Pauline Oberland, Ken Ritzert, Michael Griffith – Senior Planner, Elizabeth Lahey – Secretary

ABSENT: John Laratta, Lou Mallers, Susan Vonder Heide

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. PZC 2015-01: Old Fashioned Sweets, Chestnut Court Shopping Center, 7511 Lemont Road, petitioner seeks approval of a variation from the Sign Code to permit a 39 square foot sign when 28 square feet is permitted.

Mr. Michael Griffith, Senior Planner reported that Old Fashioned Sweets is planning to open a store in the Chestnut Court Shopping Center. He reported that the wall signs are those attached directly to a building wall.

Mr. Griffith reported that within the business zoning districts, wall signs are limited to two square feet per linear foot of building or tenant frontage. He reported that the petitioner's tenant space is 14 feet wide, and a 28 square foot sign is permitted. He further reported that the petitioner is proposing a 39 square foot sign.

The petitioner, Therese Kerstein stated that she would like to reuse a sign from an existing location and that the landlord has no objection. She stated that reusing the sign saves a lot of money for a small business.

Commissioner Kiefer stated that he had no objection and that the business fits into the area.

Commissioner Ritzert questioned approving this variation and fear that others will ask for the same.

Mr. Griffith stated that this is always a question when approving variations. He stated that variations should be reviewed on a case by case basis.

The petitioner reported that the space next to them is a bookstore and that the sign is double of what she is requesting.

Chairperson Meyer questioned the hours of operation.

The petitioner reported that they will adjust the time as needed but that they will operate from 10:00 a.m. - 7:00 p.m. Monday through Friday, Saturday - 10:00 a.m. - 6:00 p.m. and Sunday - 12:00 - 4:00 p.m.

There was no in the audience wishing to present public comment and Chairperson Meyer closed the public hearing at 7:10 p.m.

Commissioner Kiefer made a motion and it was seconded by Commissioner Ritzert that based upon the submitted petition and the information presented, the request associated with PZC 2015-01 is in conformance with the standards of the Darien City Code and move that the Planning and Zoning Commission recommend approval of the petition as presented.

Upon voice vote, **THE MOTION CARRIED UNANIMOUSLY 6-0.** Commissioner Laratta, Commissioner Mallers, and Commissioner Vonder Heide were not present.

MINUTES

Commissioner Lind made a motion and it was seconded by Commissioner Mielkus to waive the reading of the December 17, 2014 Regular Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED UNANIMOUSLY 6-0.** Commissioner Laratta, Commissioner Mallers, and Commissioner Vonder Heide were not present.

Commissioner Ritzert made a motion and it was seconded by Commissioner Kiefer to approve the December 17, 2014 Regular Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED UNANIMOUSLY 6-0.** Commissioner Laratta, Commissioner Mallers, and Commissioner Vonder Heide were not present.

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

Mr. Griffith reported that he has been receiving many calls regarding vacant parcels in Darien.

NEXT MEETING

Mr. Griffith announced that the next meeting is scheduled for Wednesday, February 18, 2015 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Kiefer made a motion and it was seconded by Commissioner Mielkus. Upon voice vote, **THE MOTION CARRIED unanimously and the meeting adjourned at 7:15 p.m.**

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Beverly Meyer
Chairman

AGENDA MEMO
PLANNING AND ZONING COMMISSION
MEETING DATE: March 4, 2015

Issue Statement

PZC 2015-02:

Carriage Green Country Club, 8700 Carriage Greens Drive: Petitioner seeks an amendment to the special use approving the Carriage Green Country Club, Ordinance O-31-72, in order to construct a practice facility, including two teeing area and practice greens.

General Information

Petitioner/Owner:

Carriage Green Country Club
8700 Carriage Greens Drive
Darien, IL 60561

Property Location:

8700 Carriage Greens Drive

PINs:

09-33-301-012, 10-04-101-012

Existing Zoning:

R-3 Multi-Family Residence

Existing Land Use:

Golf course, country club

Comprehensive Plan Update:

Parks/Open Space

Surrounding Zoning and Land Use:

North: R-3 Multi-Family Residence – golf course, single-family detached homes

East: R-3 Multi-Family Residence – golf course, single-family detached homes

South: R-3 Multi-Family Residence – golf course, single-family detached homes

West: R-2 Single-Family Residence – single-family detached homes

Size of Property:

110 acres (golf course)

Floodplain:

Portions of the golf course are located within a floodplain, but not the area proposed for the practice facility.

Natural Features:

Floodplain and wetlands. The proposed practice facility is located within a wetland/wetland buffer.

Transportation:

Access from Carriage Greens Drive.

History:

In 1972, the property was annexed into Darien and the City Council approved a special use for the golf course as well as the residential areas of the Carriage Green golf course development.

Documents Submitted

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

1. Site Plan and netting detail, 3 sheets, prepared by Wight & Co., dated February 23, 2015.

Planning Overview/Discussion

The subject property is located north of N. Frontage Road and west of Bailey Road. The Carriage Green Country Club development includes the golf course as well as adjacent single-family and townhomes.

The petitioner seeks to construct a practice facility to include two teeing areas and practice greens. The practice facility is to be located adjacent to the ponds to the west and northwest of the club house. The plan includes netting along both sides of both teeing areas.

The south pond contains wetlands. The proposed practice facility is located within the wetland and 50-foot wetland buffer area surrounding the wetland. DuPage County must certify the plan complies with the Countywide Stormwater and Floodplain Ordinance before the City can issue a permit. The City Engineer will review the grading plan to ensure compliance with stormwater management.

The special use request must address the following criteria for approval:

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 a variation with either the exterior architectural design, landscape treatment, and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.
6. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.

7. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
8. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the planning and Zoning Commission and the Planning and Development Committee.

Staff Findings/Recommendations

Staff does not object to the proposed plan. The proposed practice facility is consistent with the existing golf course use. The proposed facility will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district, the proposed facility will not create traffic congestion in nearby public streets.

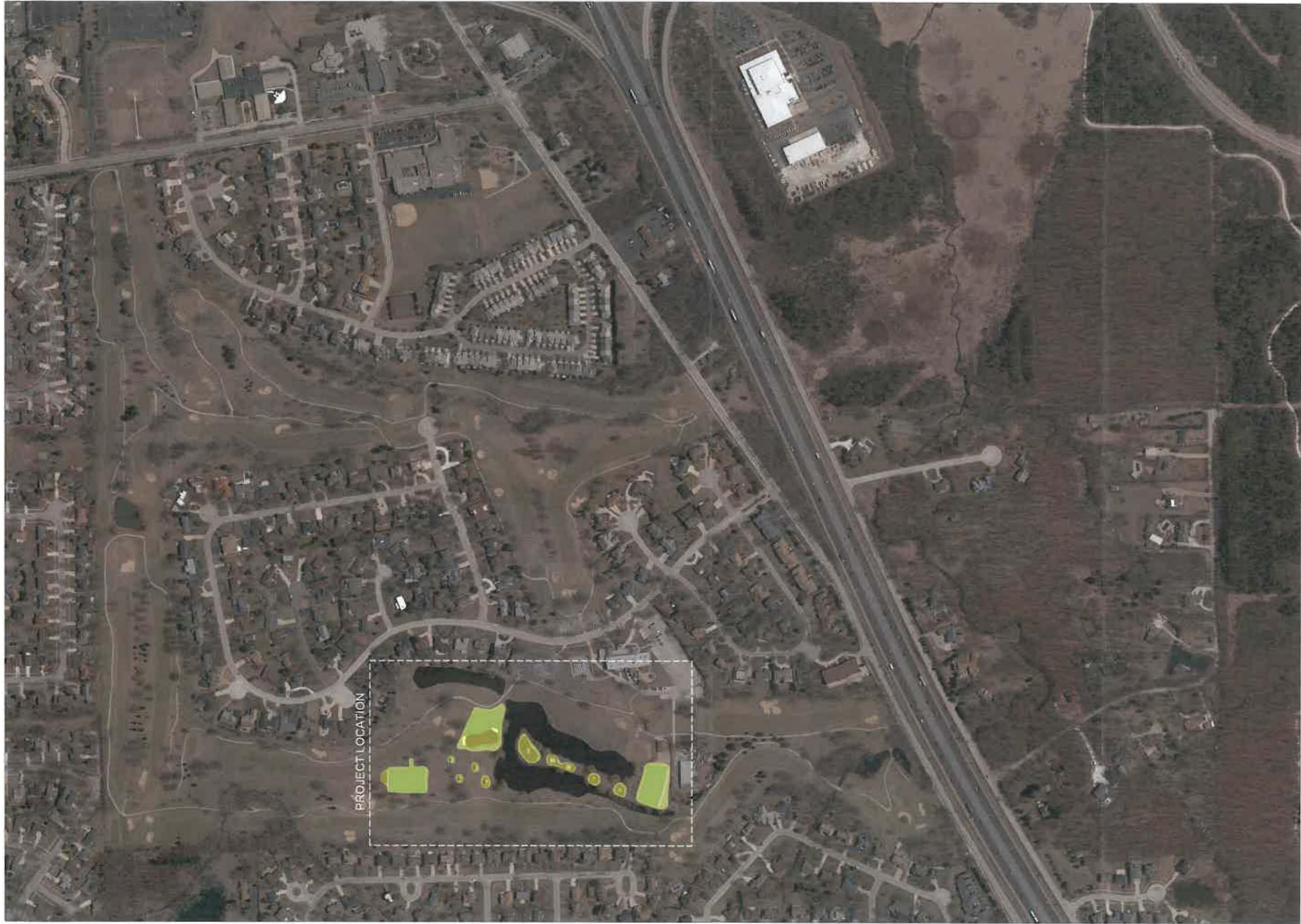
Therefore, staff recommends the Planning and Zoning Commission make a recommendation approving the special use amendment:

Based upon the submitted petition and the information presented, the request associated with PZC 2015-02 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission recommend approval of the petition subject to the following:

1. **DuPage County to review and certify plans and in compliance with the Countywide Stormwater and Floodplain Ordinance related to wetlands**
2. **City Engineer to review grading plan for stormwater management compliance.**

Decision Mode

Planning and Zoning Commission: March 4, 2015



PROJECT LOCATION

CARRIAGE GREENS COUNTRY CLUB
PRACTICE FACILITY
2/23/2015



SCALE: 1" = 200'
0 100' 200' 400'

wight



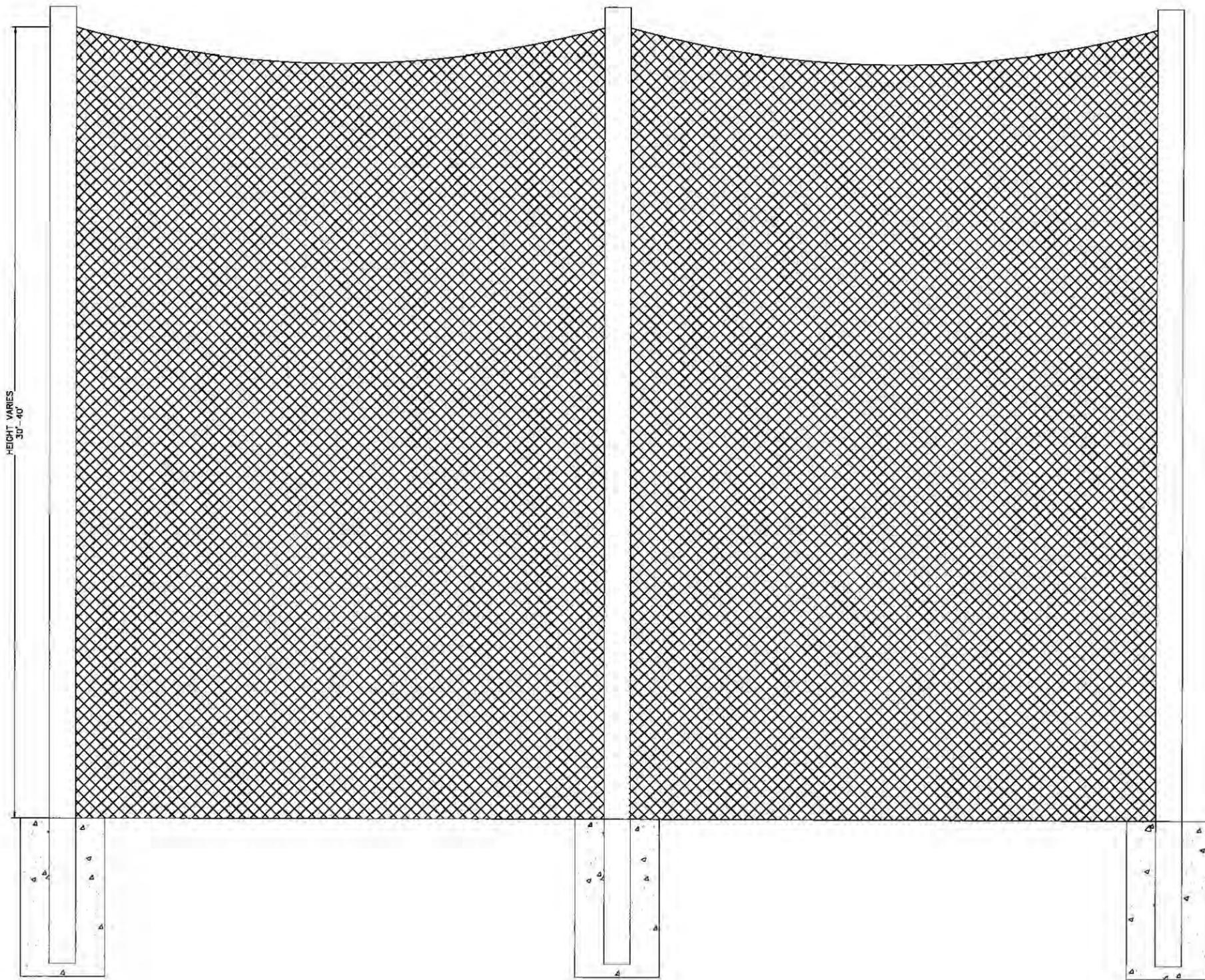
CARRIAGE GREENS COUNTRY CLUB
PRACTICE FACILITY
 2/23/2015



SCALE 1" = 50'
 0 25' 50' 100'



S:\Darien\Carriage Greens CC\01-5530-01_Practice Facility\DWG\CD\04.00 DETAILS.dwg bvangardr Feb 23, 2015 4:36:44 PM
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EXH-1
CARRIAGE GREENS COUNTRY CLUB
SAFETY NETTING
SCALE: N.T.S.

Wight

Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

**CARRIAGE GREENS
PRACTICE FACILITY
IMPROVEMENTS**

8700 Carriage Green Dr
Darien, IL 60561

SAFETY NETTING

Project Number:
01-5530-01
Drawn By:

Sheet:
EXH1.0