

CITY OF DARIEN
PLANNING AND ZONING COMMISSION

Wednesday, July 18, 2018
7:00 PM
City Hall Council Chambers
1702 Plainfield Road

AGENDA

1. Call to Order
2. Roll Call

3. Regular Meeting:

A. Public Hearing

Case: PZC 2018-05 801 Plainfield Road (VFW)

Petitioner Darien VFW Post 2838, as lessee of Suite 12 in the building at 801 Plainfield Road, seeks approval of a special use zoning permit to operate an eating establishment with a bar serving alcohol.

B. Public Hearing

Case: PZC 2018-06 1035 S. Frontage Road (Sterling Bay)

Petitioner Sterling Bay, a company with contract to purchaser property at 1035 S. Frontage Road, seeks approval of a variation to Section 5A-9-4-8 of the Darien Zoning Code that otherwise requires a 35 foot building height for their proposed warehouse.

C. Workshop

Procedures

4. Correspondence
5. Old Business
6. New Business

7. Approval of Minutes: **June 6, 2018**
8. Next Meeting: August 1, 2018

9. Public Comments [On any topic related to planning and zoning]

10. Adjournment

AGENDA MEMO
PLANNING AND ZONING COMMISSION
July 18, 2018

Case

PZC 2018-05 801 Plainfield Road (VFW)

Issue Statement

Petitioner seeks approval of a special use zoning permit to operate an eating establishment with a bar serving alcohol as lessee of Suite 12 at 801 Plainfield Road.

General Information

Petitioners / Owners:	Darien VFW Post 2838 / Rossi Real Estate Group
Property Location / PIN#:	801 Plainfield Road / 09-27-207-026
Zoning / Land Use:	Site: B-1 / commercial
	East, West: B-1 / commercial
	North: R-1 / maintenance facility
	South: R-3 / multi-family residential
Comprehensive Plan:	Future Land Use: Commercial
Size of Subject Lot:	Approximately 90 feet wide by 300 feet deep 29,185 square feet
Natural Features:	Relatively flat with trees along both frontages
Transportation:	Driveways to Plainfield Road and 75 th Street

Zoning Provisions

Section 5A-2-2-6(G): Special Use Standards

Development History and Proposal

The VFW is a non-profit corporation and they operated a drinking establishment at 7515 Cass Avenue in the former Heritage Plaza building in 2013. They now propose to operate a business having 5 video gambling stations with bar and lounge that would serve alcohol and prepared food such as pizza, sandwiches, and snacks. The VFW intends to use the revenue generated for veteran assistance and community service programs. They also have a long range goal of constructing a permanent building.

The B-1 district does not allow drinking (only) establishments but does allow eating establishments, which may serve alcohol, as a special use. In May, the City Council amended the Class M liquor standards allowing licenses to nonprofit organizations for consumption on site only between 11:00 AM to 11:00 PM. The liquor code also requires 100' separation from church and school buildings. The subject site is over 200' from the Our Lady of Peace church and school building at 701 Plainfield Road.

The subject site is in the center building of a three-building group on three lots known as Hinsbrook Plaza. This plaza has a mix of commercial uses including stores, offices, medical and dental clinics, beauty salons, laundromat, and eating establishments. The subject site is a vacant space known as Unit 12 at the northwest corner of the building that was formerly occupied by

Oak Brook Allegists. The same building has another vacant unit that was occupied by Chiba Restaurant. Multiple driveway access and parking around the three buildings are shared and it appears to be sufficient. The Petitioner has addressed the 8 standards for special uses in the Zoning Code.

Petitioner Documents (attached to this memo)

1. Petition
2. Plat of Survey
3. Floor Plan
4. Letter to the Mayor 3.20.18
5. Food List
6. Letter with findings of fact 6.19.18

Staff Documents (attached to this memo)

7. Photo – aerial of neighborhood
8. Photo of buildings
9. Special Use Standards

Pending Meeting Schedule

Planning and Zoning Commission:	July 18, 2018
Municipal Services Committee:	June 23, 2018
City Council:	August 6, 2018

CITY OF DARIEN, ILLINOIS, Community Development Department

Variation/Special Use/Rezoning petition to the Mayor and City Council of the City of Darien:

Staff Use Only	
Case No.:	2018-05
Date Received:	6/20/18
Fee Paid:	\$565
Check No.:	3910
Hearing Date:	7/18/18

PETITIONER INFORMATION

Darien VFW Post 2838
Petitioner's Name

Matt Goodwin
Contact Name

PO Box 955, Westmont, IL 60559
Address, City, State, Zip Code

630-688-0591
Phone #

Fax #

mattgoodwin@darienvfw2838.org
Email

Rossi Real Estate Group
Owner's Name

1015 Butterfield Rd., Downers Grove IL, 60515
Address, City, State, Zip Code

630-652-2934
Phone #

giolittoa@rossi-realestate.com
Email

PROPERTY INFORMATION

801 Plainfield Rd., Suite 12
Property address

0.67
Acreage

0927207026
PIN(s)

B-1
Zoning

Provide legal description on a separate sheet and attach, such as the plat of survey.

REQUEST

Brief description of the request(s):

- Variation
- Special Use
- Simple Variation
- Rezoning

Request to operate an eating establishment within B-1 zoned area

I, Matt Goodwin, do hereby certify that I am the owner of record (or one of the owners of record or the attorney for the owners of record of the aforesaid described property) and I hereby make application as such.

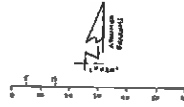

Signature

Subscribed and sworn to before this _____ day of _____, 20_____

Notary Public

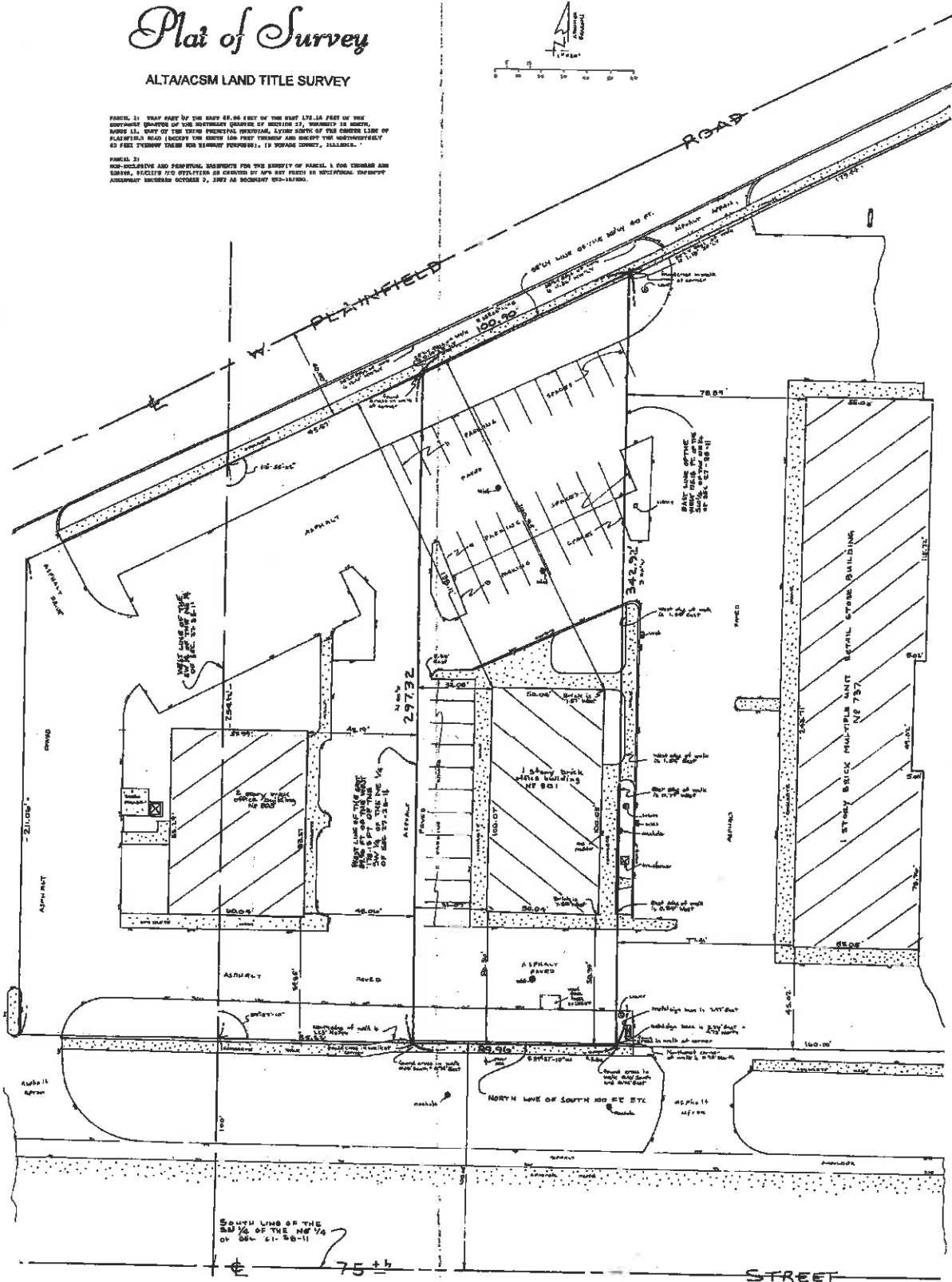
Plat of Survey

ALTA/ACSM LAND TITLE SURVEY



PARCEL 3: THAT PART OF THE EAST 62.66 FEET OF THE EAST 171.12 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 23 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CORNER LINE OF PLAINFIELD ROAD (EXCEPT THE SOUTH 100 FEET THEREOF AND EXCEPT THE NORTHWESTLY 42 FEET THEREOF THEREOF FOR EIGHTH POWERS), IN WYOMING COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE AND PARTIAL INTERESTS FOR THE BENEFIT OF PARCEL 1 FOR CHURCH AND SCHOOL, SOCIETY TWO SEVENTEEN AS CREATOR BY 50% BENEFIT IN RECITALS THEREOF JOINTLY BEGINNING OCTOBER 7, 1977 AS DOCUMENT 89-148180.



NOTES:
 - THE SURVEYOR WAS NOT PROVIDED WITH ANY RECORD DOCUMENTS OR ANY DOCUMENTS CONTAINING INFORMATION AFFECTING THE PROPERTY SHOWN HEREON EXCEPT FOR A COMMITMENT FOR TITLE INSURANCE FROM CHICAGO TITLE INSURANCE COMPANY DATED OCTOBER 16, 2002.
 - PAINTING STRIPES AND SHOWN FOR PROXIMITY OF PAINT STRIPES ON THE GROUND.
 - SEWER AND WATER SERVICE LOCATIONS ARE UNKNOWN TO SURVEYOR.
 - CONTACT J.U.L.L.E. FOR LOCATIONS OF UNDERGROUND UTILITIES.

NOTE: THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE STANDARDS AND PRACTICES ESTABLISHED BY THE NATIONAL BOARD OF SURVEYING AND MAPPING IN 1986 AND HAS BEEN LICENSED AS A PROFESSIONAL SURVEYOR UNDER THE ILLINOIS SURVEYING ACT. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES IN THE STANDARDS AND PRACTICES ESTABLISHED BY THE NATIONAL BOARD OF SURVEYING AND MAPPING SINCE THE DATE OF HIS LICENSING. THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE STANDARDS AND PRACTICES ESTABLISHED BY THE NATIONAL BOARD OF SURVEYING AND MAPPING IN 1986 AND HAS BEEN LICENSED AS A PROFESSIONAL SURVEYOR UNDER THE ILLINOIS SURVEYING ACT. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES IN THE STANDARDS AND PRACTICES ESTABLISHED BY THE NATIONAL BOARD OF SURVEYING AND MAPPING SINCE THE DATE OF HIS LICENSING.

STATE OF ILLINOIS
 COUNTY OF DUPAGE: SS
 TO: CHICAGO TITLE INSURANCE COMPANY
 CARE OF:
 HERSCOOK CENTER, LLC.

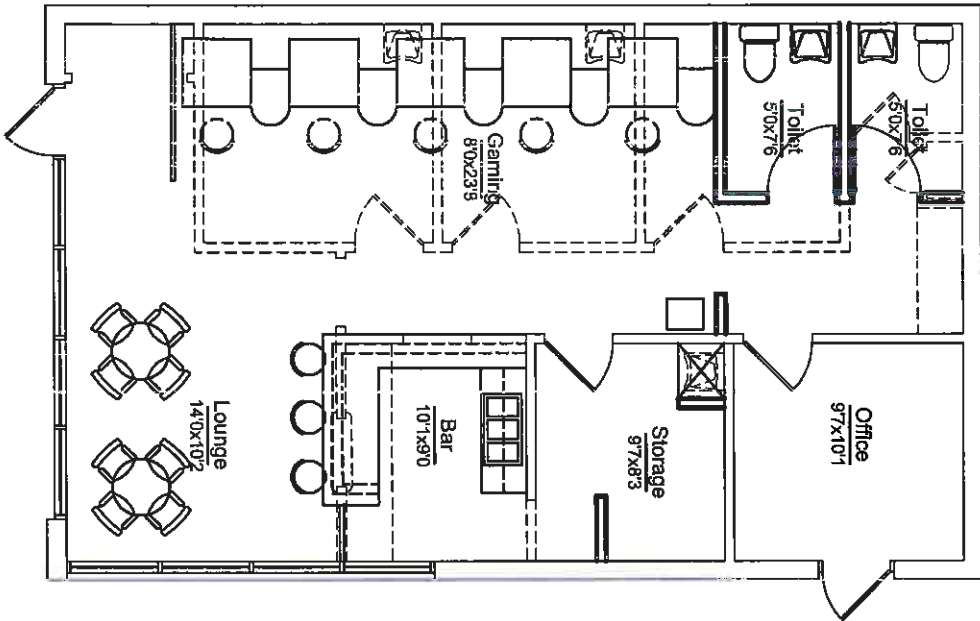
THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD PRACTICE REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS IDENTIFIED ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1985, AND INCLUDE STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OBTAINED BY THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

DATE: JANUARY 16, 2002

Frederick M. De Craze
 ILLINOIS LAND SURVEYOR NO. 2476
 JESSE H. DE CRAZE
 ILLINOIS LAND SURVEYOR
 8710 SYDNEY DRIVE
 WILMINGTON, IL 60097
 630-798-0298

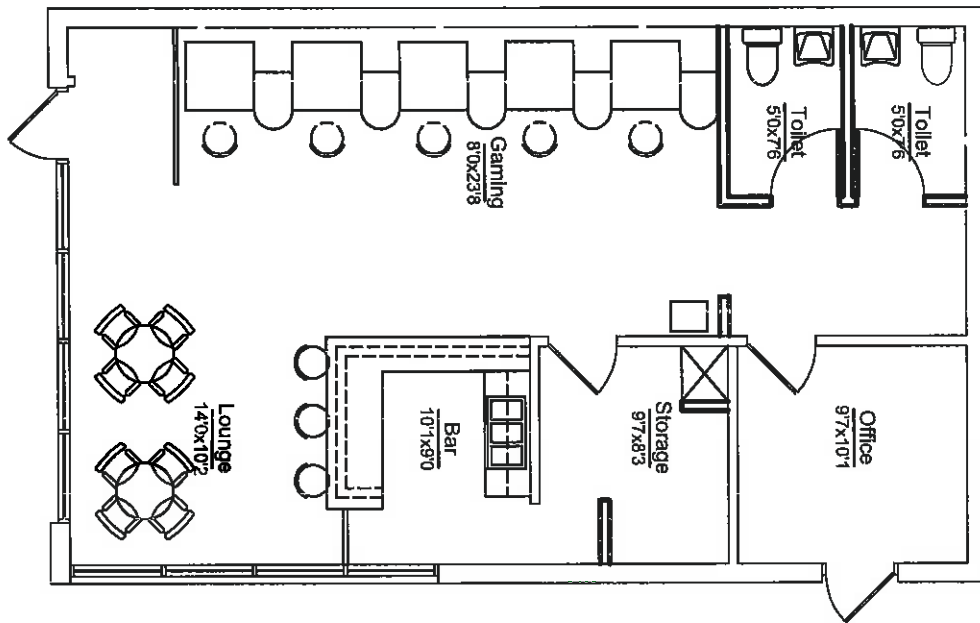
ORDERED BY ROBERT M. CLAES, LTD.
 ORDER NO. 2002-001-ALTA





1
A1

Plan w/ Demolition
Scale : 1/8" = 1'-0"



2
A1

Plan
Scale : 1/8" = 1'-0"

ARCHITECT SEAL :
These drawings were prepared under my supervision and in accordance with applicable laws and regulations and in accordance with Div. of Urban Reg. Arch.
Date :
Reg. Arch. _____

Plan
Office
801 Plainfield Darien, Illinois
ERROL JAY KIRSCH ARCHITECTS
1046 Fair Oaks Oak Park, Ill email: ejk@ejka.com tel 708.386.9190

Date of Printing :
5/23/2018 3:24:20 PM
No. Issued for _____
Date _____

SHEET NO.
A1



VETERANS OF FOREIGN WARS
DARIEN MEMORIAL POST 2838
P.O. BOX 955
WESTMONT, ILLINOIS 60559

March 20, 2018

Mayor Weaver
1701 Plainfield Rd
Darien, IL 60561

Dear Mayor Weaver:

Darien VFW Post 2838 would like to operate a parlor style video gaming site and has negotiated an agreement to rent the store front at 801 Plainfield Road being vacated by the Oak Brook Allergists. We are writing to request City Council consideration of issuing our post a gaming license.

All revenue generated would become part of the Post's fund raising that goes to funding veteran assistance and community service programs – supporting veterans, school children, and local needy families. Unlike a for-profit business, no one in our organization benefits personally from the proceeds of any of our organization's efforts.

We completely understand the City Council does not take this decision and consideration lightly. It is our sincere hope the Council will look favorably on our organization and grant this request. As you and the aldermen know, our organization provides financial support to the local schools and other community organizations' projects, and conduct numerous hours of community service for the City each year. This endeavor would allow us to increase our good works in the community.

I thank you in advance for your consideration and am available to address any issues related to this request. My contact information is: telephone 630-688-0591 and email mattgoodwin@darienvfw2838.org.

Sincerely,

Matt Goodwin

cc: Bryon Vana

Steven Manning

From: Matt Goodwin <mattgoodwin@darienvfw2838.org>
Sent: Monday, June 18, 2018 3:24 PM
To: Dan Gombac
Cc: Steven Manning
Subject: VFW Food

Dan,

Per our phone call, here is a rough list of the food items we will be serving at the post:

Frozen pizzas
Pre-made and fully wrapped sandwiches
Pre-packaged chips, popcorn, and snacks
Pre-packaged candy and cookies

Hope this helps clarify any issues.

Thanks KS,
Matt Goodwin

Get [Outlook for Android](#)



VETERANS OF FOREIGN WARS
DARIEN MEMORIAL POST 2838
P.O. BOX 955
WESTMONT, ILLINOIS 60559

June 19, 2018

To Whom It May Concern:

The following is the Darien VFW's facts based assessment of Special Use Standards for the special use permit process pertaining to 801 Plainfield Road:

1. The requested use grants entertainment and opportunity to connect with the City's only veterans organization. Such use is in the interests of convenience to the public.
2. The requested use, eating establishment, does not endanger the health, safety, or general welfare of the public.
3. The requested use will not impact surrounding businesses, has been deemed acceptable by the landlord as not impeding other business within the structure, and will, potentially, increase property values as the space is currently unoccupied.
4. Adopting the special use of an "eating establishment" at our unit in this structure will, in no way, impede the development of surrounding properties. This has been evidenced by the same special use being granted for the "Chiba" restaurant when it occupied space in the same building.
5. No planned alterations to the building will be in violation of any other city ordinances or changes made to any exterior features of the property be unsightly, depreciative to the value of the area, or otherwise distasteful.
6. Adequate utilities, access roads, and other requirements are already in place for this location to support the special use requested.
7. The location already has significant ingress and egress from both Plainfield Road and 75th Street to support the special use requested
8. No other portions of this special use will conflict with any other building code or ordinance of the City of Darien that have not already been addressed or remedied through the Planning and Development Committee, the Plan Commission, or the City Council

Sincerely yours,



DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Wheaton, IL 60187

Ph#: 1(630)407-5000
Email gis@dupageco.org
DuPage Maps Portal :
<http://dupage.maps.arcgis.com/home>

This map is for assess

DuPage County Web :
www.dupageco.org



SPACE
FOR
LEASE
482-2111

07/12/2018 23:29



CITY OF DARIEN

In the County of DuPage and the State of Illinois
Incorporated 1968

SPECIAL USE STANDARDS

Zoning Code Section 5A-2-2-6(G)

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 or 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 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 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 Plan Commission and the Planning and Development Committee.

AGENDA MEMO
PLANNING AND ZONING COMMISSION
July 18, 2018

Case

PZC 2018-06 1035 S. Frontage Road (Sterling Bay)

Issue Statement

Petitioner seeks approval of a variation to the Darien Zoning Code for building height for their proposed warehouse.

General Information

Petitioner:	Sterling Bay
Property Owner:	GD Darien LLC (Crown family, Michael Bialas, CC Industries)
Property Location / PIN#:	1035 S. Frontage Road / 09-34-303-025, 09-34-303-027, 09-34-303-029
Zoning / Land Use:	Site: I-1 / vacant cartage facility West: I-1 / Darien Public Works facility East, South: R-1 (DuPage County)/forest preserve North: R-1 / I-55 interstate highway
Comprehensive Plan:	Future land use - Office/Research/Industrial
Size of Subject Lot:	765 feet along frontage, 446,621 square feet, 10.25 acres
Natural Features:	Relatively flat with wetlands and floodplain on east edge
Transportation:	Two driveways off S. Frontage Road

Zoning Provisions

Section 5A-9-4-8: Maximum building height 35 feet

Development History and Proposal

Sterling Bay is a large development company based in Chicago who has contracted to purchase these 3 lots and has proposed to build a warehouse for sale or lease, which is a permitted use in the I-1 district. The site was formerly developed for a trucking cartage business with two small buildings for office and truck maintenance with some parking spaces up front and most of the site behind the buildings was leveled and surfaced with gravel for truck trailer storage.

The proposed development would include demolition of the existing buildings, construction of a 153,000 square foot warehouse with 157 car parking spaces, 31 depressed loading docks, two stormwater detention ponds, and a retaining wall along the east edge of the east parking lot to preserve the existing wetlands and floodplain. The building interior clear ceiling height would be 32 feet and the exterior height from the adjacent grade to top of roof would be approximately 39 feet, where 35 feet is otherwise required in the I-1 district. Proposed is a landscape area along S. Frontage Road to screen the loading docks. The Petitioner is preparing their submittals for a Site Plan Review to be presented to the Municipal Services Committee as required by the Darien Zoning Code and not the Planning and Zoning Commission.

Petitioner Documents (attached to this memo)

1. Petition
2. Site Plan
3. Preliminary Grading and Utility Plan
4. Landscape Plan
5. Building Elevation Sketches
6. Landscape Screening Views
7. Site Section Details
8. Wall Sections
9. Letter with findings of fact 6.18.18

Staff Documents (attached to this memo)

10. Photo – aerial of area with floodplain (in blue)
11. Photos (3) - of existing site conditions
12. Staff memo on distribution centers 6.22.18
13. Variation Authority and Standards
14. Variation Conditions

Staff Plan Review

The proposed 39 foot warehouse building height would be a relatively long distance from the nearest surrounding buildings, including;

- West – about 250 feet to the Darien Public Works garage – about 25 feet high
- North – about 450 feet to the Woodspring Suites hotel – about 40 feet high
- East - about 600 feet to the nearest house – about 25 feet high
- South – no building (Waterfall Glen Forest Preserve)

The grade at the front of the existing buildings on site is approximately 2-5 feet lower than S. Frontage Road and about 7-10 feet lower than the I-55 road surface. There is no evidence of negative impact of the 4 feet of extra building height on surrounding property, in support City variation standard #2.

The Petitioner claims that interior ceiling height of less than 32 feet would not be ‘financially viable for their targeted market’, in support of State variation condition #1. The Panattoni warehouse recently built on Lemont Road has a clear ceiling height of 32 feet and a roof height of 39 feet. That development is in the ORI district which allows a 40 foot building height.

Pending Meeting Schedule

Planning and Zoning Commission:	July 18, 2018
Municipal Services Committee:	August 27, 2018
City Council:	September 4, 2018

CITY OF DARIEN, ILLINOIS, Community Development Department

Variation/Special Use/Rezoning petition to the Mayor and City Council of the City of Darien:

Staff Use Only	
Case No.:	2018-06
Date Received:	6/20/18
Fee Paid:	\$485
Check No.:	4895
Hearing Date:	7/18/18

PETITIONER INFORMATION

Sterling Bay

Petitioner's Name

Matt Lucas - Project Manager - Sterling Bay

Contact Name

1330 W. Fulton St. Chicago, IL 60607

Address, City, State, Zip Code

312-566-4913

Phone #

n/a

Fax #

lucas@sterlingbay.com

Email

Michael G. Bialas

Owner's Name

222 N. LaSalle Street, Suite 1000, Chicago, IL 60601

Address, City, State, Zip Code

312-750-6576

Phone #

Mbialas@crownc-chicago.com

Email

PROPERTY INFORMATION

1033-1035 S FRONTAGE RD, DARIEN, IL

60561 Property address

0934303025 ; 0934303029 ; 0934303027

PIN(s)

Provide legal description on a separate sheet and attach, such as the plat of survey.

10.25 acres

Acreage

I - 1

Zoning

REQUEST

Brief description of the request(s):

Variation

Simple Variation

Special Use

Rezoning

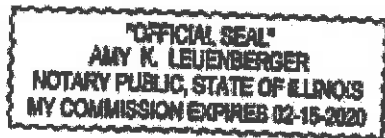
Petitioner is seeking a variation to construct an industrial office/warehouse building with a maximum building height of 39 feet from the established grade level or, posite the center of the front of the building to the highest elevation of the roof, a four (4) foot increase beyond what is currently permitted.

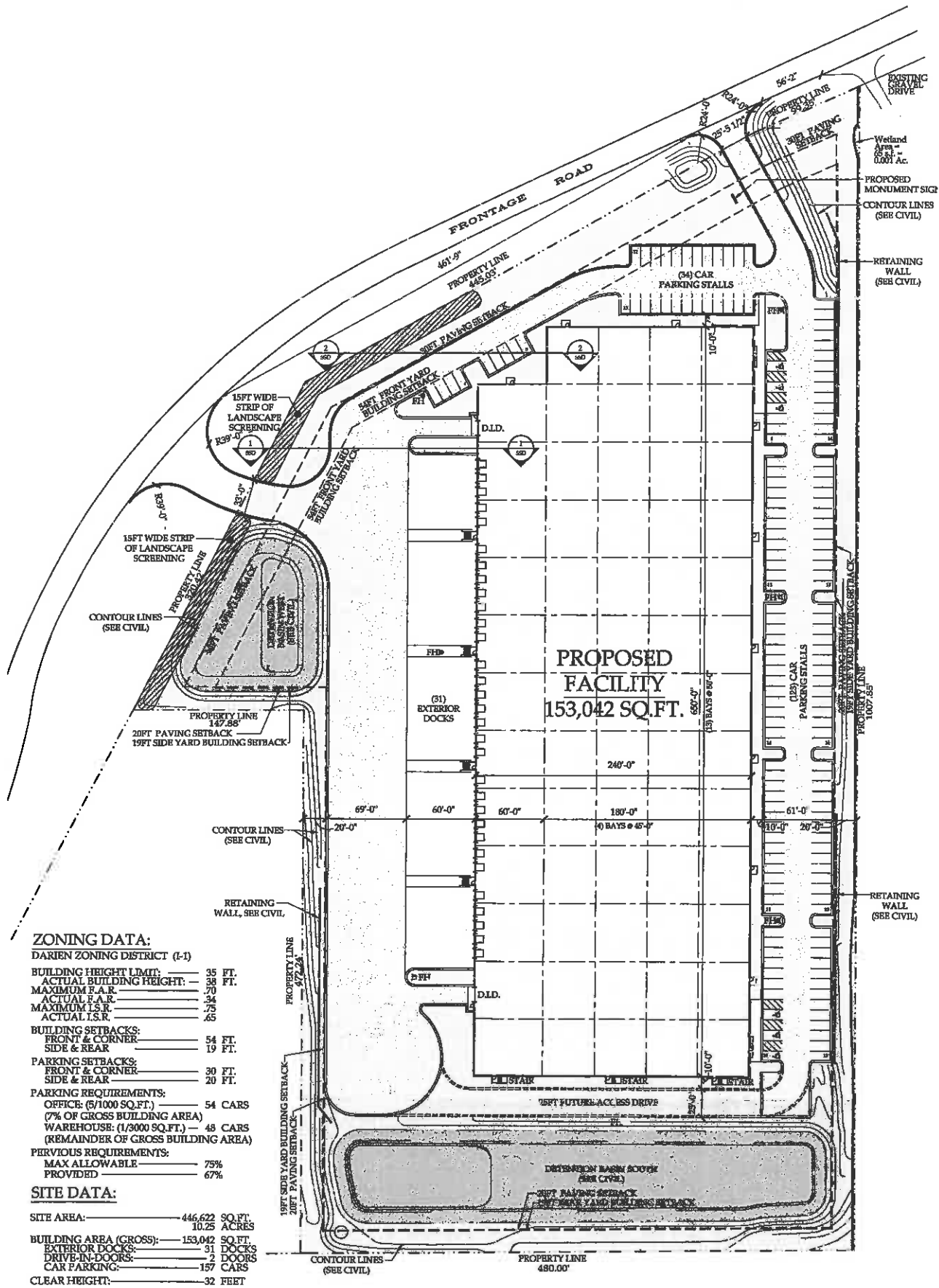
I, David M. Rubin, do hereby certify that I am the owner of record (or one of the owners of record or the attorney for the owners of record of the aforesaid described property) and I hereby make application as such.

Signature David M. Rubin

Subscribed and sworn to before this 21st day of June 2018

Notary Public Amy K. Leuenberger





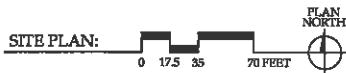
ZONING DATA:

DARIEN ZONING DISTRICT (L-1)

BUILDING HEIGHT LIMIT:	35 FT.
ACTUAL BUILDING HEIGHT:	38 FT.
MAXIMUM F.A.R.:	.70
ACTUAL F.A.R.:	.34
MAXIMUM I.S.R.:	.75
ACTUAL I.S.R.:	.65
BUILDING SETBACKS:	
FRONT & CORNER	54 FT.
SIDE & REAR	19 FT.
PARKING SETBACKS:	
FRONT & CORNER	30 FT.
SIDE & REAR	20 FT.
PARKING REQUIREMENTS:	
OFFICE: (5/1000 SQ.FT.)	54 CARS
(7% OF GROSS BUILDING AREA)	
WAREHOUSE: (1/3000 SQ.FT.)	48 CARS
(REMAINDER OF GROSS BUILDING AREA)	
PERVIOUS REQUIREMENTS:	
MAX ALLOWABLE	75%
PROVIDED	67%

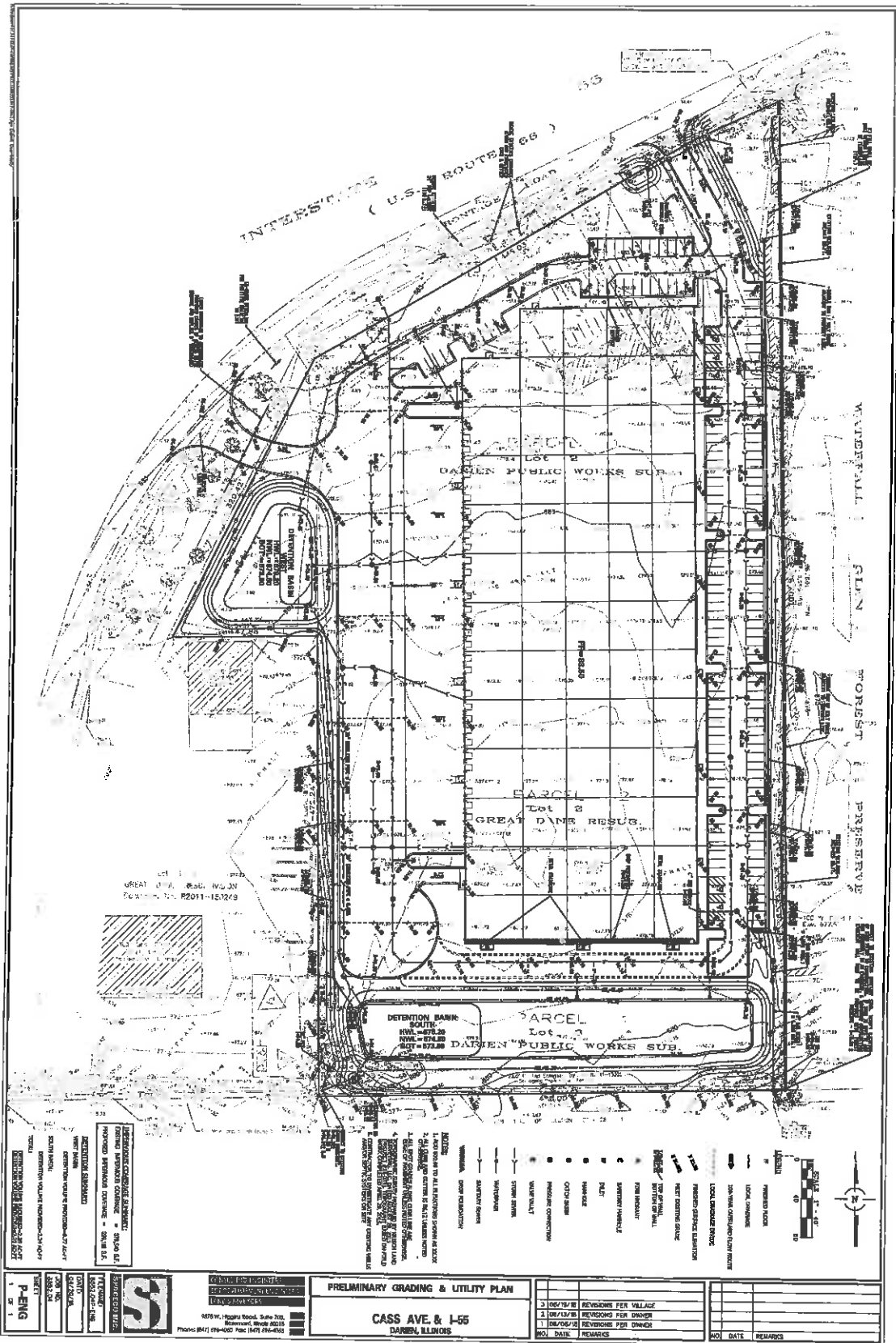
SITE DATA:

SITE AREA:	446,622 SQ. FT.
	10.25 ACRES
BUILDING AREA (GROSS):	153,042 SQ. FT.
EXTERIOR DOCKS:	31 DOCKS
DRIVE-IN DOCKS:	2 DOCKS
CAR PARKING:	157 CARS
CLEAR HEIGHT:	32 FEET



PROPOSED FACILITY
DARIEN, ILLINOIS

JUNE 18, 2018 #14036



GREAT DANE RESUB. NO. 20
 Section 17, T20N11-R15E28S

DETENTION BASIN
 SOUTH
 HWL = 878.00
 HWL = 874.00
 HWL = 872.00

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Date]

PROJECT: [Project Name]
 LOCATION: [Location]
 SCALE: [Scale]

PRELIMINARY GRADING & UTILITY PLAN
 CASS AVE. & I-55
 DANIER, ILLINOIS

NO.	DATE	REVISIONS PER OWNER
1	08/17/18	REVISIONS PER VILLAGE
2	08/17/18	REVISIONS PER OWNER
3	08/17/18	REVISIONS PER OWNER

NO.	DATE	REVISIONS PER OWNER

DATE: [Date]

PROJECT: [Project Name]

PRELIMINARY GRADING & UTILITY PLAN
 CASS AVE. & I-55
 DANIER, ILLINOIS

NO.	DATE	REVISIONS PER OWNER

NO.	DATE	REVISIONS PER OWNER

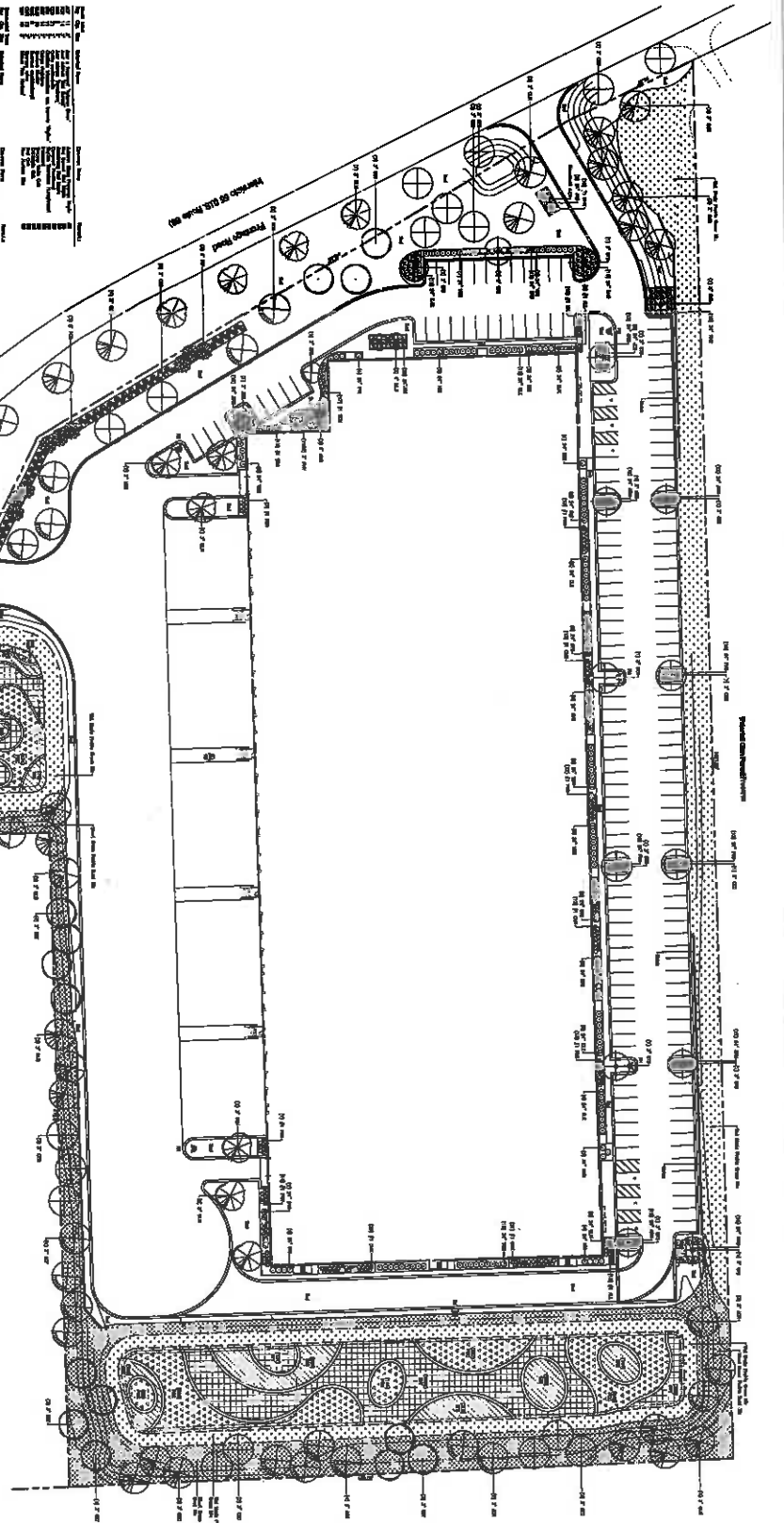
Proposed
Office/Warehouse
Site Plan

DATE: 10/15/2010
SCALE: AS SHOWN

PREPARED BY:
L. J. ...

DESIGNED BY:
L. J. ...

10/15/2010

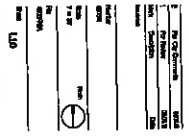


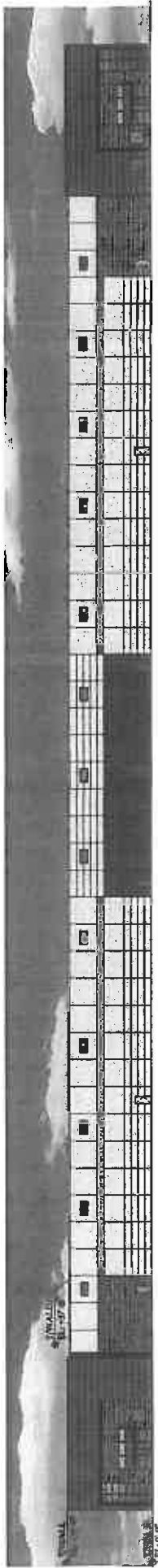
NO.	DESCRIPTION	QUANTITY	UNIT
1	Asphalt Paving	10,000	SQ YD
2	Concrete Paving	5,000	SQ YD
3	Gravel Paving	2,000	SQ YD
4	Landscaping	1,000	SQ YD
5	Site Work	1,000	SQ YD

NO.	DESCRIPTION	QUANTITY	UNIT
6	Site Work	1,000	SQ YD
7	Site Work	1,000	SQ YD
8	Site Work	1,000	SQ YD
9	Site Work	1,000	SQ YD
10	Site Work	1,000	SQ YD

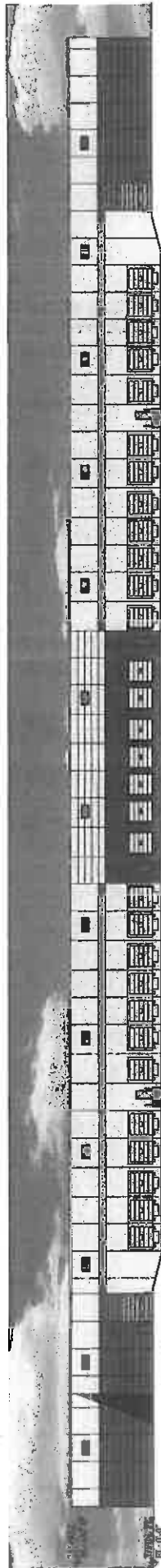
NO.	DESCRIPTION	QUANTITY	UNIT
11	Site Work	1,000	SQ YD
12	Site Work	1,000	SQ YD
13	Site Work	1,000	SQ YD
14	Site Work	1,000	SQ YD
15	Site Work	1,000	SQ YD

Landscape Plan

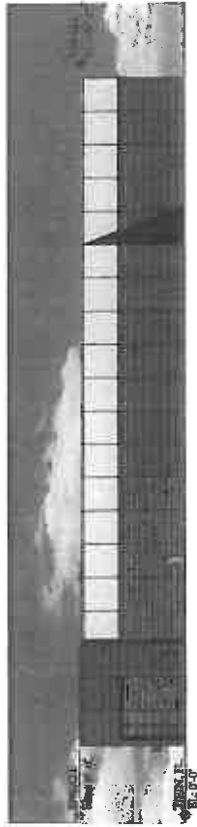




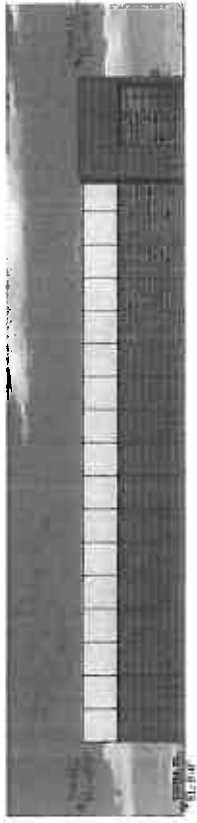
EAST ELEVATION
0 10 20 40 FEET



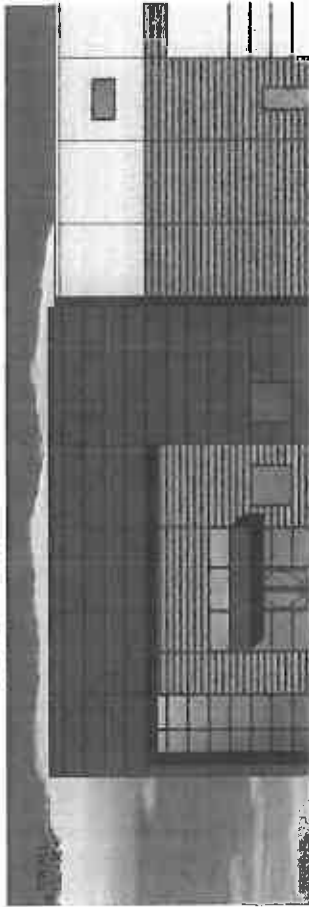
WEST ELEVATION
0 10 20 40 FEET



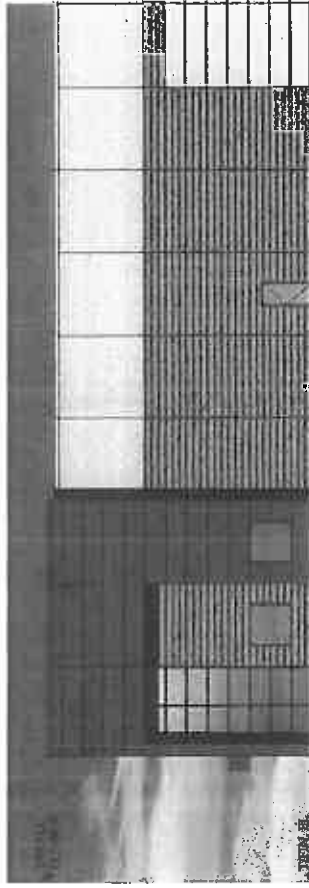
NORTH ELEVATION
0 10 20 40 FEET



SOUTH ELEVATION
0 10 20 40 FEET



PARTIAL ENLARGED EAST ELEVATION
0 4 8 16 FEET



PARTIAL ENLARGED NORTH ELEVATION
0 4 8 16 FEET

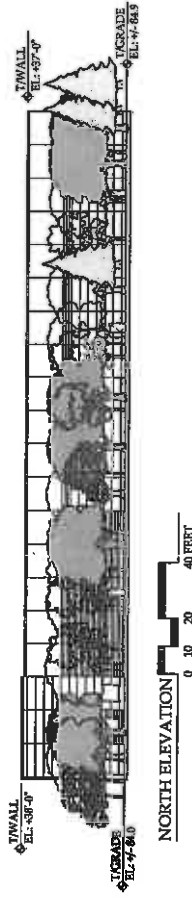
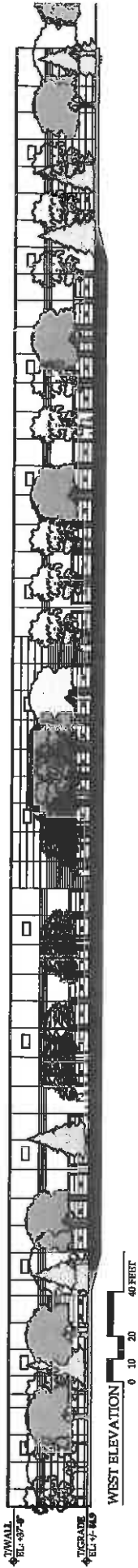
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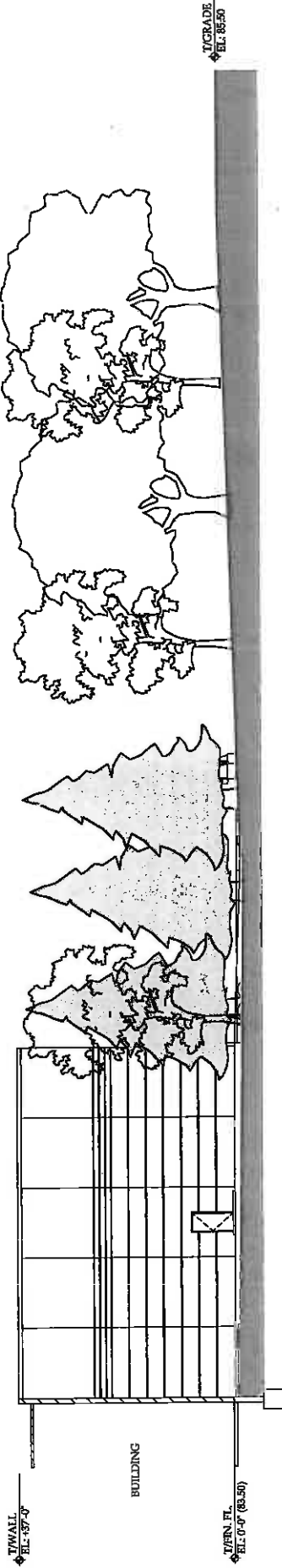
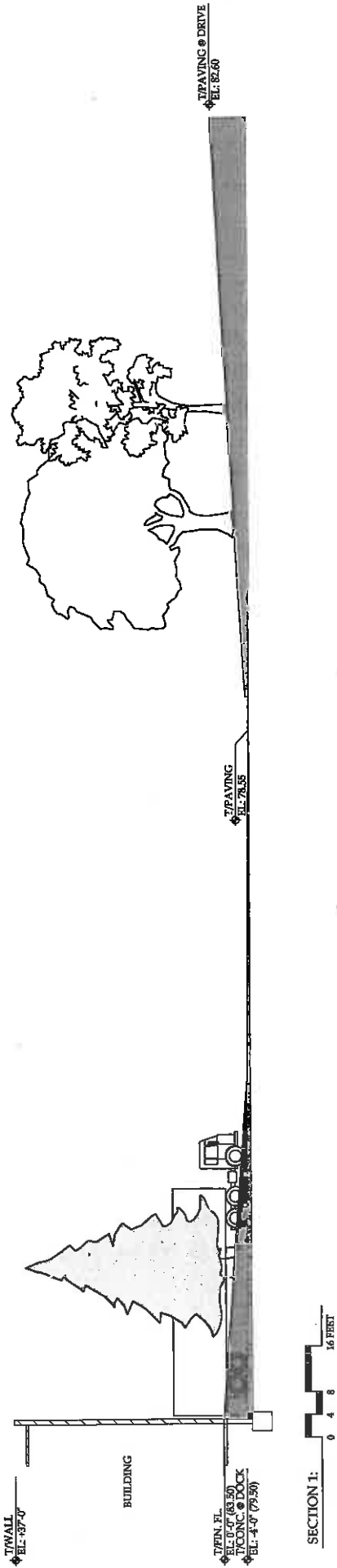
Cornerstone
Architects Ltd.

JUNE 18, 2016 #14036

PROPOSED FACILITY
DARIEN, ILLINOIS



LANDSCAPE SCREENING VIEWS
 DARIEN, ILLINOIS



SSD: SITE SECTION DETAILS

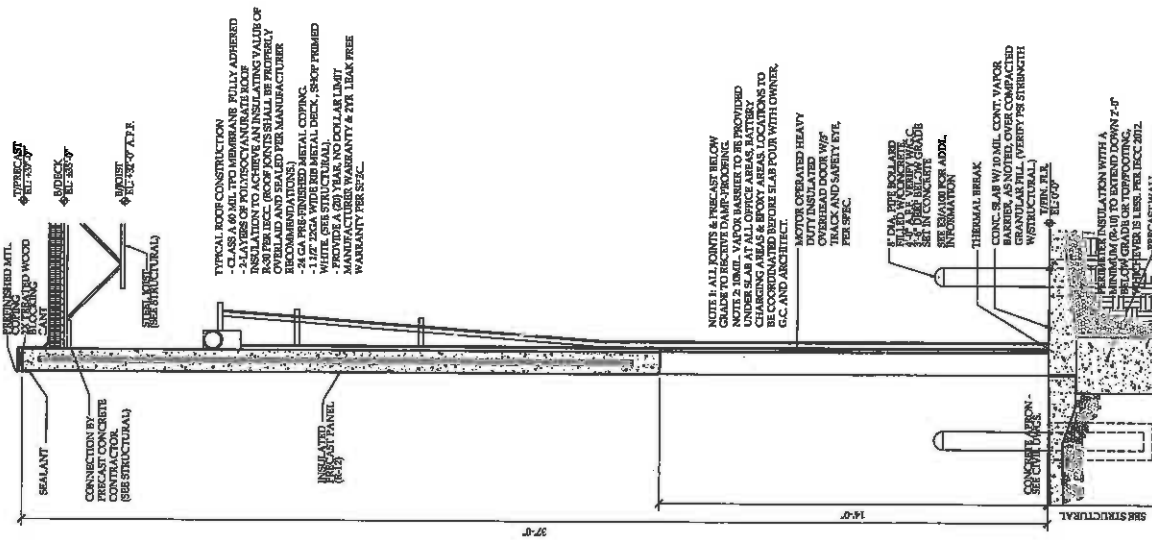
DARIEN, ILLINOIS

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JUNE 18, 2018 #14036

SECTION @ D.I.D.



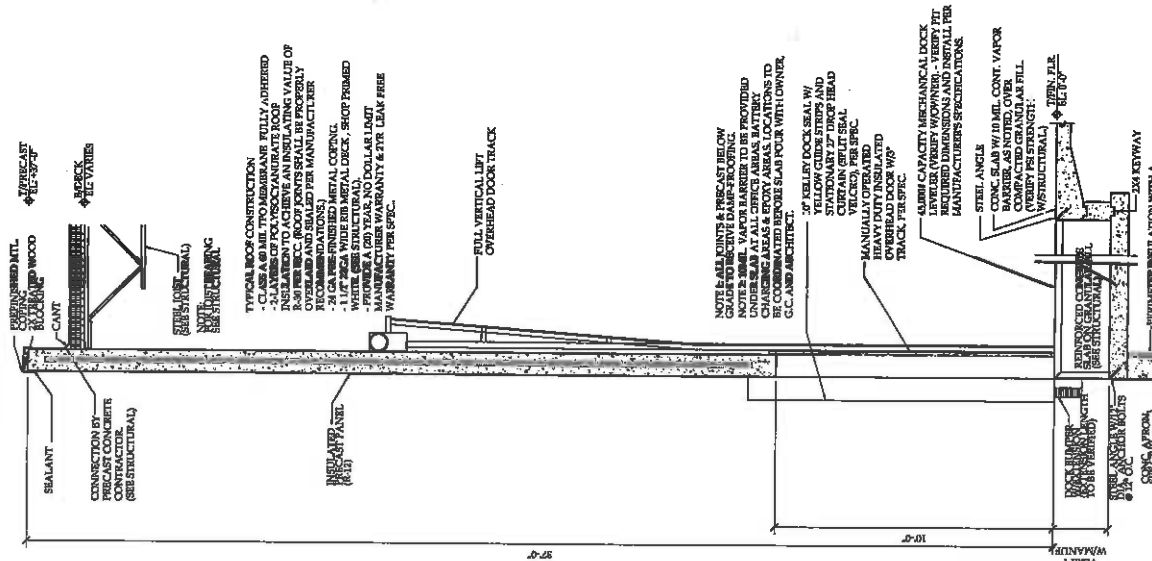
TYPICAL ROOF CONSTRUCTION
 - CLASS A 60 MIN. FIBERGLASS INSULATION FULLY ADHERED TO POLYISOCYANURATE ROOFING MEMBRANE TO ACHIEVE AN INSULATING VALUE OF R-30 PER IBC. (ROOF JOINTS SHALL BE PROPERLY SEALED AND SEALED PER MANUFACTURER RECOMMENDATIONS)
 - 2" GA. PRE-FINISHED METAL CEILING.
 - 1 1/2" ZICA W/ 10 MIL METAL DECK, SHOP PRIMED W/ 10 MIL POLYURETHANE PRIMER.
 - PROVIDE A (20) YEAR, NO DOLLAR LIMIT MANUFACTURER WARRANTY & 2YR. LEAK FREE WARRANTY PER SPEC.

NOTE 1: ALL JOINTS & PRECAST BELOW GRADE TO RECEIVE DAMP PROOFING.
 NOTE 2: 10MIL VAPOR BARRIER TO BE PROVIDED UNDER SLAB AT ALL OFFICE AREAS, BATTERY CHARGING AREAS & ENTRY AREAS. LOCATIONS TO BE COORDINATED BEFORE SLAB POUR WITH OWNER, G.C. AND ARCHITECT.

FLUOROPOLYMER POLYURETHANE PRIMER SET IN CONCRETE PER SPEC.

PERIMETER INSULATION WITH A MINIMUM OF 4" TO EXTEND DOWN 2'-0" BELOW GRADE OR TO FOOTING, WHICH EVER IS LESS PER IBC 2012.
 PRECAST WALL.
 CONCRETE FOOTING (SEE STRUCTURAL)

SECTION @ RECESSED DOCK



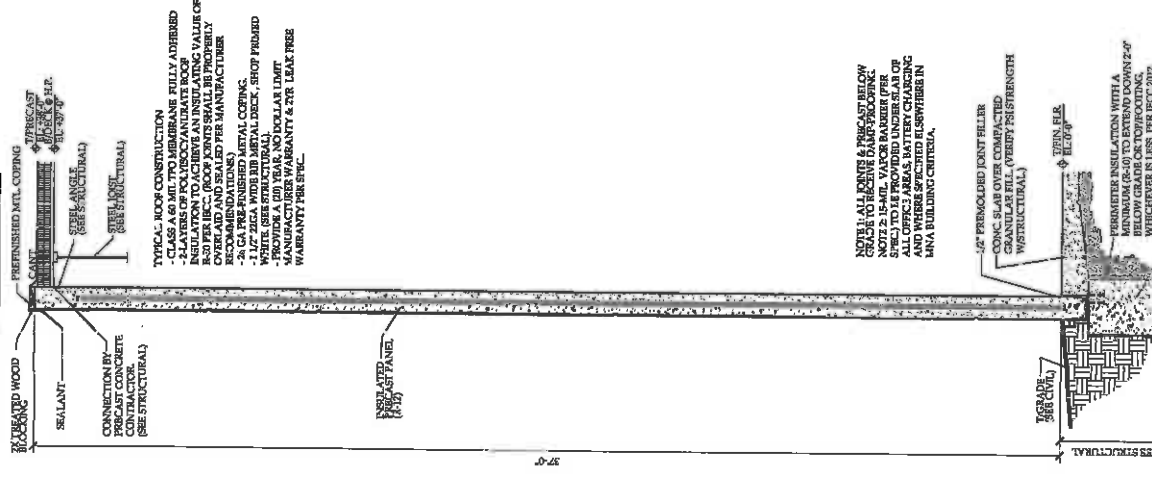
TYPICAL ROOF CONSTRUCTION
 - CLASS A 60 MIN. FIBERGLASS INSULATION FULLY ADHERED TO POLYISOCYANURATE ROOFING MEMBRANE TO ACHIEVE AN INSULATING VALUE OF R-30 PER IBC. (ROOF JOINTS SHALL BE PROPERLY SEALED AND SEALED PER MANUFACTURER RECOMMENDATIONS)
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 - PROVIDE A (20) YEAR, NO DOLLAR LIMIT MANUFACTURER WARRANTY & 2YR. LEAK FREE WARRANTY PER SPEC.

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 NOTE 2: 10MIL VAPOR BARRIER TO BE PROVIDED UNDER SLAB AT ALL OFFICE AREAS, BATTERY CHARGING AREAS & ENTRY AREAS. LOCATIONS TO BE COORDINATED BEFORE SLAB POUR WITH OWNER, G.C. AND ARCHITECT.

MANUALLY OPERATED HEAVY DUTY INSULATED OVERHEAD DOOR TRACK PER SPEC.

PERIMETER INSULATION WITH A MINIMUM OF 4" TO EXTEND DOWN 2'-0" BELOW GRADE OR TO FOOTING, WHICH EVER IS LESS PER IBC 2012.
 CONCRETE FOOTING (SEE STRUCTURAL)

SECTION @ HIGH POINT OF ROOF



TYPICAL ROOF CONSTRUCTION
 - CLASS A 60 MIN. FIBERGLASS INSULATION FULLY ADHERED TO POLYISOCYANURATE ROOFING MEMBRANE TO ACHIEVE AN INSULATING VALUE OF R-30 PER IBC. (ROOF JOINTS SHALL BE PROPERLY SEALED AND SEALED PER MANUFACTURER RECOMMENDATIONS)
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 - PROVIDE A (20) YEAR, NO DOLLAR LIMIT MANUFACTURER WARRANTY & 2YR. LEAK FREE WARRANTY PER SPEC.

NOTE 1: ALL JOINTS & PRECAST BELOW GRADE TO RECEIVE DAMP PROOFING.
 NOTE 2: 10MIL VAPOR BARRIER (PER SPEC) TO BE PROVIDED UNDER SLAB OF ALL OFFICE AREAS, BATTERY CHARGING AREAS & ENTRY AREAS. LOCATIONS TO BE COORDINATED BEFORE SLAB POUR WITH OWNER, G.C. AND ARCHITECT.

PERIMETER INSULATION WITH A MINIMUM OF 4" TO EXTEND DOWN 2'-0" BELOW GRADE OR TO FOOTING, WHICH EVER IS LESS PER IBC 2012.
 CONCRETE FOOTING (SEE STRUCTURAL)

WALL SECTIONS
 DARIENVILLE, ILLINOIS



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 JUNE 18, 2018 #14/26



Sterling Bay

1030 W Paulin St, Suite 200
Chicago, IL 60607
312.460.4100

sterlingbay.com

June 18, 2018

Mr. Steve Manning
City Planner, AICP
City of Darien
1702 Plainfield Road
Darien, IL, 60561

RE: 1033-1035 S. Frontage Road; Darien, Illinois

Dear Mr. Manning:

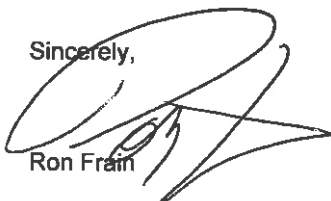
We seek a variation to construct an industrial office/warehouse building with a maximum building height of 38 feet, a three (3) foot increase beyond what is currently permitted.

Current zoning regulations limit building heights to 35 feet which has the effect of limiting interior clear heights to 29 feet. In the industrial warehouse market, clear height means the distance from the top of slab (floor) to the underside of the bar joist supporting the roof. Warehouse tenants plan their floor layout, pallet stacking plan, racking aisle configuration and ultimately their square footage requirement based upon this metric. Older Class B and C properties have clear heights less than 30 feet, even 24 feet in some cases, and these clear heights are now considered functionally obsolete in the marketplace.

Today's tenants want modern Class-A industrial warehouse space and demand clear heights of at least 32 feet. Potential financial partners are also aware of this standard and consider clear heights of under 30 feet to be sub-par. In addition, upon introducing the proposed project to tenant representatives, the owner received an overwhelming response that 30-foot (and under) clear heights are simply not market. The majority of financial institutions demand that an industrial building meet the industry standard of 32 feet in order to protect their investment and remain attractive to the broadest base of possible tenants. A modern warehouse like the proposed project requires a clear height of 32 feet (and resulting building height of 38 feet) to be financially viable in this competitive marketplace. Limiting the building height to 35 feet has the effect of making the property unfit for Class A industrial warehouse use, a use that is specifically permitted under existing zoning regulations at this location.

The variation, if granted, will not alter the essential character of the locality or have an adverse impact on the surrounding neighbors. Conversely, the project as proposed will have a tremendously positive affect on the community. Upon completion, the project will generate office and warehouse jobs, including 25-30 construction jobs. In addition, the project is anticipated to generate approximately \$150,000 in real estate taxes upon stabilization. The property will be built to Class A standards with attractive front yard landscaping, screening, and attractive vision glass at the prominent northeast corner entrance. If not built, this property will remain a dormant, overgrown, former trailer yard. We respectfully request that you grant this variation request and we remain available to answer any questions you may have.

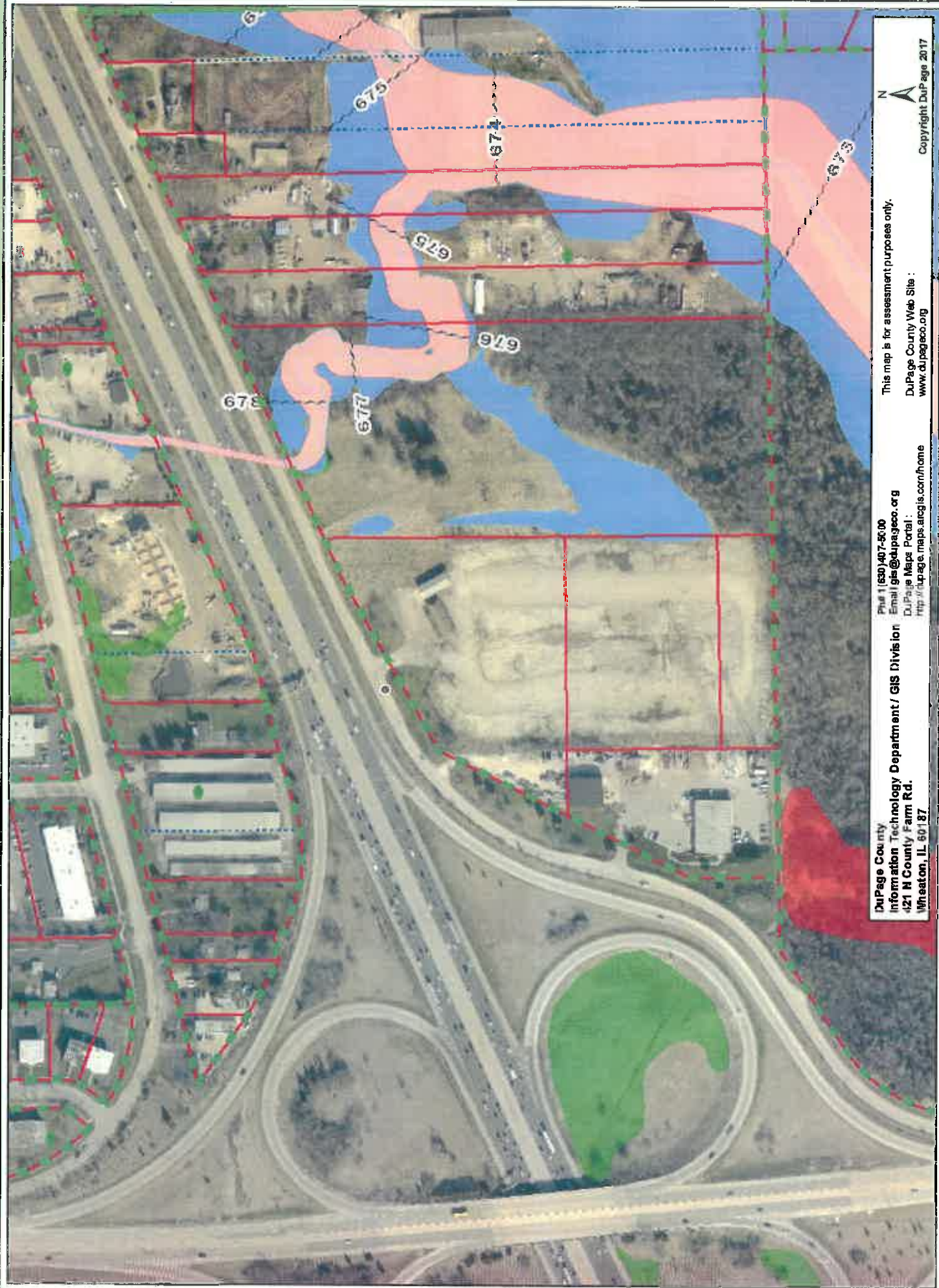
Sincerely,



Ron Fram

ArcGIS Web Map

DuPage Web Mapping Application - DuPage County, Illinois

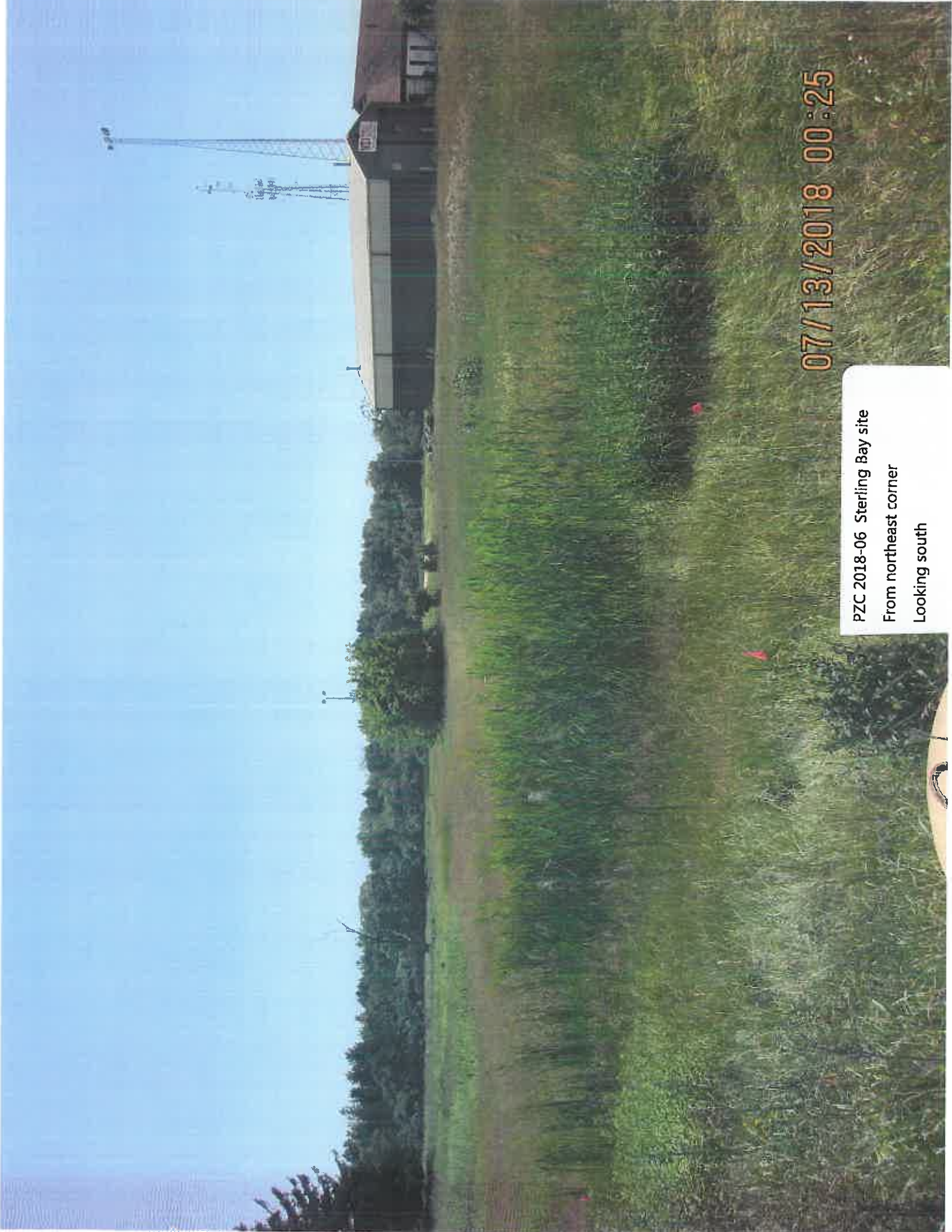


DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Morton, IL 60187

Phone: (630) 407-5000
Email: gis@dupageco.org
DuPage Maps Portal:
<http://dupage.maps.arcgis.com/frame>

This map is for assessment purposes only.
DuPage County Web Site:
www.dupageco.org

Copyright DuPage 2017



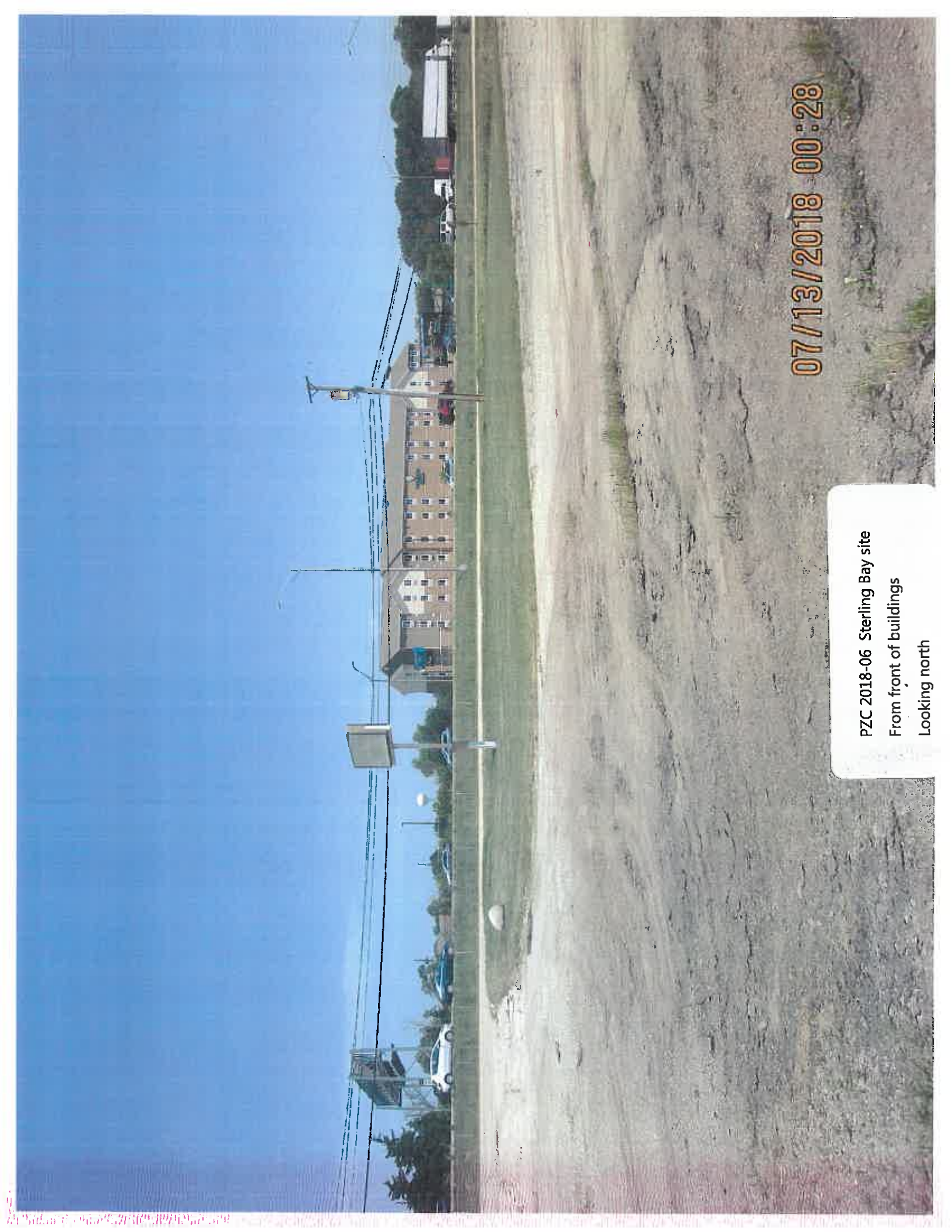
07/13/2018 00:25

PZC 2018-06 Sterling Bay site
From northeast corner
Looking south



07/13/2018 00:33

PZC 2018-06 Sterling Bay site
From southwest corner
Looking north



07/13/2018 00:28

PZC 2018-06 Sterling Bay site
From front of buildings
Looking north

Steven Manning

From: Steven Manning
Sent: Friday, June 22, 2018 9:21 AM
To: Steven Manning
Subject: Distribution Centers

Attended ILAPA seminar 6/21/18

Speaker: John Morris, VP Cushman & Wakefield (does RE development services for other companies)

- Industrial building demand nationwide is far exceeding supply for last 4 years – biggest boom in history
- Most needed type of warehouse is “fourth tier” = for “last mile” deliveries (within 2 hours of store)
- Current trend will soon dominate “black distribution center” = automated, few employees, need 32’ clear stacking space



VARIATION AUTHORITY and STANDARDS
CITY OF DARIEN Zoning Code Section 5A-2-2-3 (A) and (G)

Authority

In cases where there are practical difficulties or particular hardships in the way of carrying out the strict letter of any of the regulations adopted by this Title, the City Council may, by ordinance, determine and vary the application of such regulations in harmony with their general purpose and intent.

Standards

The Planning and Zoning Commission shall not recommend a variation and the City Council shall not vary the provisions of this title as authorized in this section, unless findings of fact have been made on those of the following which relate to the variation being sought:

1. **Whether the purpose of the variation is not based primarily upon a desire to increase financial gain and 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.**



VARIATION CONDITIONS

ILLINOIS MUNICIPAL CODE 65 ILCS Sections 11-13-4 and 11-13-5

A variation shall be permitted only if the evidence sustains each of the following conditions:

1. **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.**

2. **The plight of the owner is due to unique circumstances.**

3. **The variation if granted will not alter the essential character of the locality.**

The corporate authorities may provide general or specific rules implementing, but not inconsistent with, the rules herein provided.

DECISION CRITERIA FOR VARIATIONS

Zoning Code section 5A-2-2-3(G)

CURRENT

Standards: The zoning board of appeals or plan commission shall not recommend a variation and the city council shall not vary the provisions of this title as authorized in this section, unless findings of fact have been made on those of the following which relate to the variation being sought:

1. Whether the purpose of the variation is not based primarily upon a desire to increase financial gain and 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. (Ord. 0-29-05, 10-3-2005)

The city council shall not grant variations from the provisions of this title contained in chapter 4 of this title. Provided however, that the city council may grant variations to nonconforming buildings, structures, and uses from other provisions of this title other than the provisions contained in chapter 4 of this title except that the city council shall not grant use variations.

PROPOSED

1. **ELIGIBILITY:** The City may grant variations to any provision of this Zoning Code, except for variations to the 'Non-Conforming Buildings, Structures, and Uses' provisions, which are in Chapter 4 of this Zoning Code, and the 'Permitted Uses' and 'Special Uses' provisions of each zoning district, which are in Chapters 7,8, and 9 of this Zoning Code.
2. **STATE DECISION CRITERIA:** The City may grant variations only if the finding-of-fact supports each of the following, as required by the Illinois Municipal Code, Sections 11-13-4 and 5.
 - 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.

3. **CITY DECISION CRITERIA:** The City may grant variations only if the finding-of-fact supports one or more of the following criteria that are determined by the City to be the most relevant to the subject property situation.
- a. **ESSENTIAL NEED?** The owner would suffer substantial difficulty or hardship and not mere inconvenience or lesser profit if the variation is not granted.
 - b. **PROBLEM WITH PROPERTY?** There is some feature of the property such as slope or shape or some change made to the property that other nearby properties does not have that makes it unreasonable for the owner to make the proposed improvement and still conform to code. Such feature or change was not created by the current owner and was not knowable when the current owner decided to purchase the property.
 - c. **SMALLEST SOLUTION?** There is no reasonable way to redesign the property or the desired improvements to avoid the substantial difficulty or hardship or reduce the amount of variation needed.
 - d. **CREATE NEIGHBOR PROBLEM?** The variation if granted would not cause a substantial difficulty or hardship, unreasonable burden, or loss of value for neighboring property.
 - e. **CREATE COMMUNITY PROBLEM?** The variation if granted and repeated for similar properties throughout the community would not cause a problem, unreasonable burden, or undesirable result throughout the community.
 - f. **NET BENEFIT?** The positive impacts to the community outweigh the negative impacts.
 - g. **SACRIFICE BASIC PROTECTIONS?** The variation if granted would still uphold the purposes and intent of this Zoning Code, which are presented in Section 5A-1-2(A) and are summarized as follows; to lessen congestion, avoid overcrowding, prevent blight, facilitate public services, conserve land values, protect from incompatible uses, avoid nuisances, enhance aesthetic values, ensure an adequate supply of light and air, and protect the public health, safety, and welfare.

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
June 6, 2018**

PRESENT: Robert Cortez, Michael Desmond, Robert Erickson, Brian Liedtke, John Laratta, Mary Sullivan, Ralph Stompanato, Steven Manning - City Planner

ABSENT: Lou Mallers, Bryan Gay

Commissioner Liedtke made a motion and it was seconded by Commissioner Cortez to appoint Commissioner John Laratta as Acting Chairperson.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 7-0.

Acting Chairperson Laratta called the meeting to order at 7:05 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.

PUBLIC HEARING

A. Case: PZC 2018-04 6926 Crest Road (Salverredy) Petitioners Julio and Rachel Salverredy, owner/occupants of the house at 6926 Crest Road, seek approval of a variation to Section 5A-7-2-6(A) of the Darien Zoning Code for side yard setback for their proposed attached garage.

Acting Chairperson Laratta reported on the Staff Plan Review. He reported that staff provided an aerial photo showing other homes nearby with similar narrow lots and narrow side setbacks with detached garages behind the house.

Acting Chairperson Laratta reported that the petitioners provided a written finding of fact.

The petitioners, Julio and Rachel Salverredy stated that in 2014 they converted their attached garage to a 2 story home and at that time had plans to build a detached garage but that they ran out of money. Mr. Salverredy reported that they converted the garage into living space to assist with his wife's medical condition and that the attached garage will make it easier for her because her medical condition limits her ability to walk outside to the car.

Acting Chairperson Laratta questioned if there were any objections from the neighbors.

Mr. Salverredy stated that he shared the plans with the neighbors explaining his wife's medical condition and that the neighbors had no objections.

Commissioner Cortez questioned Mrs. Salverredy's condition and if it was a hardship.

Mrs. Salverredy stated that the cold weather and snow are tough for her condition..

Acting Chairperson Laratta questioned if a variance can be rescinded. Mr. Steve Manning, Planner reported that a variance could not be rescinded.

Mr. Manning reported that a variance was not needed for the detached garage in 2014 because the requirement is a 5 foot setback, but is needed for an attached garage because the requirement is a 10 foot setback and 5 foot setback is proposed.

Commissioner Desmond asked the petitioners the circumstances if this request was not approved.

Mrs. Salverredy stated that they are trying to get the extra width because there are a set of stairs outside the house.

Commissioner Liedtke stated that the petitioners built a deck in 2017 overlapping where the detached garage was permitted but not built in 2014. Also the shed could be relocated if need be. He stated that he was sympathetic to the health condition but that subsequent owners of the property may not have a similar medical condition and that the garage would be close.

Commissioner Erickson questioned the value of the shed.

Mrs. Salverredy stated that the attached garage has plans for storage above the garage.

Commissioner Desmond stated that in 2014 the plan was for a detached garage. He stated that it is possible to relocate the garage where the shed is located and change the floor plan. He questioned if the petitioners have considered this option.

Mr. Salverredy stated that cost is a factor.

Commissioner Cortez questioned if the petitioners would be open to take a look at another plan within the Code and present later.

Mrs. Salverredy stated that this is what they want to do and that overall the look of the house is better as one.

Acting Chairperson Laratta questioned if the petitioners are working with staff.

Mr. Manning reported that staff is working with the petitioners. He stated that it is possible for the PZC to continue this hearing to give the petitioners a chance to consider an alternate plan and then return to the PZC.

Commissioner Liedtke questioned two doors on the garage.

Mrs. Salverredy stated a front and rear door are necessary in order to fit the tractor because it will not fit on the side.

There was a gentleman in the audience who stated that he was in favor of the plan.

There was much discussion from the PZC. They stated that there would be some impact to the neighbor by having a new two-story addition with five feet of the lot to the south. They also discussed that the hardship of having a 17.5 foot side yard to build a new garage was self-imposed when they converted their former garage into living space.

The PZC discussed that it was possible to locate an attached garage at the rear of the house that conform to Code and not require the removal of the shed and deck.

The PZC also discussed and questioned if a medical condition would be sufficient basis for a zoning variation because subsequent owners of the property may not have a similar medical condition but the garage with the reduced setback would be in place and if the neighbors with a similar medical condition were granted a similar variation, it could result in two homes ten feet apart. They also discussed that it appears possible to locate an attached garage at the rear of the house that could accommodate the petitioner's desire to not walk outside to access the car. The petitioners were asked if they wanted a chance to work with their architect to study the feasibility of locating the garage at the rear of the house and they declined.

There was no one else in the audience wishing to present public comment and Acting Chairperson Laratta closed the public hearing.

Commissioner Liedtke made a motion and it was seconded by Commissioner Desmond to approve PZC 2018-04: 6926 Crest Road based on a finding that the medical condition being a unique circumstance per State variation Condition #2.

Upon roll call vote, THE MOTION CARRIED 5-2.

AYES: Liedtke, Desmond, Cortez, Erickson, Sullivan

NAYS: Laratta, Stompanato

**B. Workshop
Procedures**

It was agreed that since Chairman Mallers was not present, the discussion on Procedures should be rejoined at the next PZC meeting.

CORRESPONDENCE - none

OLD BUSINESS - none

NEW BUSINESS - none

APPROVAL OF MINUTES

Commissioner Erickson made a motion and it was seconded by Commissioner Stompanato to approve the May 2, 2018 Regular Meeting Minutes.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 7-0.

NEXT MEETING

Mr. Manning announced that the next meeting is scheduled for Wednesday, June 20, 2018 at 7:00 p.m. He reported that there was nothing on the agenda and that this meeting would most likely be cancelled.

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 Erickson made a motion and it was seconded by Commissioner Liedtke. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 8:35 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

**Elizabeth Lahey
Secretary**

**John Laratta
Acting Chairman**