

AGENDA
Municipal Services Committee
November 27, 2017
6:30 P.M. – Council Chambers

1. **Call to Order & Roll Call**
2. **Establishment of Quorum**
3. **New Business**
 - a. **Ordinance** – Approval of an ordinance to amend zoning text to allow a pharmacy use in the Office Districts, with the initial location at 8190 Cass Avenue.
 - b. **Ordinance** – Approval of an ordinance amending a previously approved planned unit development of Carriage Greens resubdivision of Evergreen Lane.
 - c. Minutes – November 6, 2017 Municipal Services Committee
4. **Director's Report**
5. **Next scheduled meeting – December 26, 2017**
6. **Adjournment**

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
November 27, 2017

Case

PZC 2017-05

Zoning Text Amendment

Pharmacy Use

Petition

Brent Edelcup of Telescript Pharmacy Inc. has petitioned for a zoning text amendment to allow a pharmacy use in the Office Districts. His initial location would be at 8190 Cass Avenue.

Ordinance

An ordinance that would approve the petition is attached hereto.

Documents - attached

Petitioner letter 10/17/17

Emails with Brent Edelcup describing Business Plan

Aerial photo

Plat of Survey

Definitions of Drugstore and Pharmacy

Darien Zoning Code provisions

Standards for Amendments

Site Information

8190 Cass Avenue is the building on Lot 1 and is one of 6 office buildings in the Glen Oaks Office Plaza subdivided in 1997. Each building is 6400 square feet, single story, similar in exterior architecture, and divided into multiple office spaces most of which are occupied by general office uses. They are zoned O - Office. In 2013, the contract purchaser of 8190, Dr. Maninder Kohli through a company known as Jagat Holdings, petitioned for a special use for medical and dental clinic for the entire building and was approved by ordinance 0-10-13. The building currently has 3 units. The middle unit is occupied by Darien Immediate Care. The west unit is in the process of being rented by a dentist Dr. David Weber. The east unit is not occupied and Brent Edelcup would like to rent a portion of it for his pharmacy business.

Zoning Code

The current code does not specify pharmacies as a permitted, special, or accessory use in any district. Drugstores are a permitted use in the B-1 and B-2 districts and is a special use in the B-3 district. Drugstore is not defined in the Darien Code so we refer to a common definition such as the 'retail sale of prescription and non-prescription medicines, cosmetics, snacks, greet cards, and related convenience items', such as Walgreens and CVS stores. 'Medical cannabis dispensing organization' is a special use in the I district. Accessory uses are permitted in the Darien Code but are not defined.

Analysis

There appears to be a trend in other communities of medicine-only pharmacies that are a separate business entity but are located in or near clinics, hospitals, and other areas with concentrations of doctor's offices. Such locations have convenient access for patients and potential closer coordination between doctor and pharmacist in terms of specialized medicines, information,

records and billing. The concept is a 'one stop shop concept for medical care'. Brent Edelcup's business plan emails focus on serving the patients from the Darien Immediate Care clinic in the same building and in the same Glen Oaks Office Plaza in the same O district. The petition is proposing to allow such a medicine-only pharmacy compatible with other uses in the office district without allowing a Walgreens-type drugstore to disrupt the office area. One way to do this would be to amend the Zoning Code by adding pharmacy as a permitted use in the O District. The proposed text of such an amendment is placed in the context of current code on an attachment to this memo and is worded as follows: *"Pharmacies that provide only prescription and non-prescription medicines, drugs, and medical devices and no non-medical goods or services and no medicinal cannabis, in a location that is in a contiguous area that has medical and dental clinics"*.

PZC Hearing

The Planning and Zoning Commission heard the petition in public hearing on November 15, 2017. Brent Edelcup testified that he is a state certified pharmacist and he is negotiating a lease for the space at 8190 Cass and would like to open for business as early as spring 2018. His business model is a tele-pharmacy, which provides a one-on-one consultation with customers via skype as well as in person. His hours would probably be the same as the Darien Immediate Care. He sees his proposed business as compatible with office uses and may even attract more doctors to move in nearby. Commissioners asked about the adequacy of parking and Steven Manning responded that required parking is the same for office and medical uses. Commissioners asked about quality control of dispensing drugs and Brent Edelcup described state regulations and how they are effective for quality control. PZC voted 7-0 to recommend that the proposed text amendment satisfies the zoning standards for amendments and to recommend approval of this text amendment as presented.

Motion

A motion that would be the same as the PZC motion would approve the ordinance amending Section SA-9-2-3 of the Zoning Code per the attached ordinance.

Meeting Schedule

Planning and Zoning Commission	November 15, 2017
Municipal Services Committee	November 27, 2017
City Council	December 4, 2017



Pharmacy Services
23750 N Elm Rd, Lincolnshire, IL 60069
Tel#: 847-800-2138

October 17, 2017
City of Darien
1702 Plainfield Road
Darien, IL 60521

RE: Proposed Accessory Pharmacy - Glen Oaks Office - 8190 Cass

Dear Mr. Steve Manning,

Thank you for taking the time to help me pursue the development of my business in Darien at the Glen Oaks Office Building.

The proposed business location is in an East wing office of 8190 S Cass Ave where the property is currently being operated as an immediate care clinic (DBA: Darien Immediate Care) as well as housing several medical practices and health care professionals including physicians, dentists, nurse practitioners, etc. TeleScript Pharmacy will contribute to these practices by providing specialized healthcare pharmacy services to better serve the needs of patients treated by the building's providers. In addition, the direct access to a pharmacist and pharmacy will ensure the delivery of a higher standard of healthcare.

As an integrated amenity to the health care services offered at Darien immediate care and to other healthcare providers located in and around the Glen Oaks Offices, pharmacy services are provided by a registered pharmacist and medications are dispensed incidental to a prescription or by means of purchasing medicines that do not require a prescription. Our business does not intend to include the sale of goods other than medicines, drugs, or medical devices intended for human or veterinary use approved by the United States Food and Drug Administration.

TeleScript Pharmacy Inc. is by this letter petitioning to the Mayor and City Council of the City of Darien for a zoning text amendment. We request that the amendment will serve the purpose of allowing TeleScript Pharmacy to operate in the Glen Oaks Office Building.

Thank you for your time and consideration.

Sincerely,

Brent Edelcup, Pharm.D., R.Ph

A handwritten signature in black ink, appearing to read "Brent Edelcup", is written over the typed name.

Steven Manning

From: Steven Manning
Sent: Friday, November 10, 2017 4:09 PM
To: Steven Manning
Subject: BRENT EDELcup DESCRIPTION OF BUSINESS PLAN

From: Brent Edelcup [mailto:bedelcup@telescriptpharmacy.com]
Sent: Tuesday, November 07, 2017 12:34 PM
To: Steven Manning
Subject: Re: PZC 2017-05 Pharmacy zoning text amendment

Steve,

I have answered your questions to the best of my ability. Please let me know if you seek any additional clarity.

- What building space are you proposing to lease?
 - The owner of the building is suggesting one of the office spaces that are currently available on the east wing. However, we have not finalized the exact office that will be utilized for housing TeleScript Pharmacy. From what I remember about the space, it was under 500 sq ft.
- Would there be any wholesaling of specialty medicines to physicians or clinics?
 - TeleScript Pharmacy may enter an agreement at the discretion of the medical practice to provide wholesaling of specialty medication. This may include: immunizations, medications that are intended to be administered by a physician or healthcare professional via Office-Use (i.e., injectables, topicals, etc.). However, this is not the focus or intention of TeleScript Pharmacy's business plan. Our attention would be to serve the patients' needs incidental to physicians/patient's request (i.e., prescription).
- Would there be any formulation, compounding, or production of medicine on site?
 - There will be no compounding or production of medicine on site.
- Would there be any nursing, delivery, or home health care component?
 - No
- Will there be a registered pharmacist on duty at all times to answer patient questions?
 - Yes, a pharmacist will be accessible at all times during hours of operations. Whether the pharmacist is available on site, or remotely via live video/audio consultations (ex., Telepharmacy), a pharmacist is required to provide medication consultation upon every prescription dispensed.
- What are the state regulations and licensing requirements pertaining to your proposed business?
 - The laws/regulations are quite extensive. Below you will find the links to the necessary information.
 - Pharmacy practice act:
<http://www.ilga.gov/commission/icar/admincode/068/06801330sections.html>
 - Telepharmacy:
<http://www.ilga.gov/commission/icar/admincode/068/068013300E05100R.html>
 - We will require proper signage to display the business name, hours of operation, etc. to comply with the requirements of the Pharmacy Practice Act, while complying with the City of Darien's codes/ordinances.
 - I imagine that the hours of operation will be similar to the clinic's hours (possibly excluding Sundays at the moment).

My proposed business model is to allow all my pharmacy locations to practice pharmacy as a telepharmacy. I will be onsite at the Darien pharmacy location as the pharmacist. After roughly six months, I have a pharmacist (or myself)

remotely verify prescription orders and provide patient consultations via the TelePharm software platform (telepharm.com). A Certified Pharmacy Technician (CPhT) will be physically on site to dispense medications to the patient after the patient speaks with the remote pharmacist. I have attached one of the pharmacy layout designs for a location which will be located inside an urgent care clinic.

From: Steven Manning <smanning@darlenil.gov>
Date: Tuesday, November 7, 2017 at 10:58 AM
To: Brent Edelcup <bedelcup@telescriptpharmacy.com>
Subject: PZC 2017-05 Pharmacy zoning text amendment

Brent,

I think we should consider a definition of pharmacy that focuses on zoning compatibility with other uses in an office district.

Aurora does this by:

- allowing pharmacies with the typical 'accessory' standards;
 - dispensing medicine to only those same patients as the principal clinic
 - within same building as clinic
 - floor area smaller than clinic
- plus additional standards;
 - incidental storage
 - no window displays

Hinsdale does this by:

- similar 'accessory' standards as Aurora
- plus additional standards of;
 - 1,000 square feet or less
 - under the same ownership as clinic.

These examples may be too limiting for our purposes.

I think we could start by not allowing certain types of pharmacies would not be compatible with non-medical office uses, such as:

- 'community pharmacies' or 'drugstores' that sell non-medical items (Walgreens) because of their retail character, high volume traffic and parking, and extensive on-site signage
- Mail order pharmacies that do high volume storage and shipping

Relative floor area size would seem to be not as critical as being available to direct sale of medicines and medical equipment to patients of nearby clinics.

Location within same building would seem to be not as critical as being near one or several clinics for customer convenience.

Ownership by the clinic would seem to be not critical as separate ownership of the pharmacy may be preferred for business, tax, profit, cost, and ease of access reasons.

Signage and advertising on the building and windows would still be a concern because such displays are not typical of offices, which usually have only the business name, and because it is meant to attract customers from outside the district.

Dispensing or sale of medical cannabis is already limited to the I zoning districts only – not Office districts.

It would help if you would share some more information on your business plan:

- What building space are you proposing to lease?
- Would there be any wholesaling of specialty medicines to physicians or clinics?
- Would there be any formulation, compounding, or production of medicine on site?

- **Would there any nursing, delivery, or home health care component?**
- **Will there be a registered pharmacist on duty at all times to answer patient questions?**
- **What are the state regulations and licensing requirements pertaining to your proposed business?**

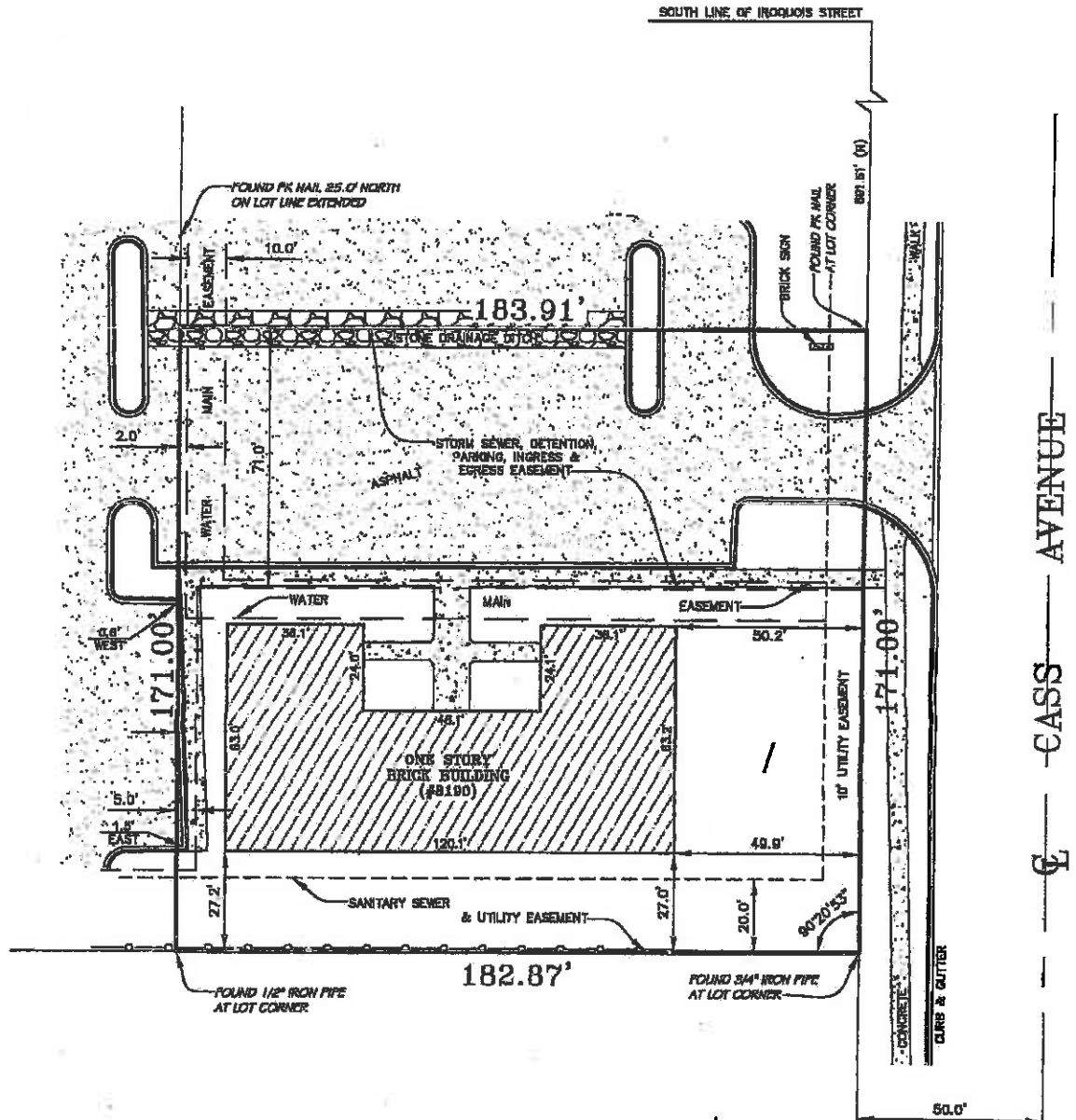
Thanks again and your response by Wednesday or Thursday would be appreciated.



PLAT OF SURVEY

OF

LOT 1 IN GLEN OAKS OFFICE PARK UNIT 1, BEING A SUBDIVISION OF PART OF LOTS 4, 6, 6 AND 7 IN SMART ACRES, BEING A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 32 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 5, 1997 AS DOCUMENT R97-031506, IN DUPAGE COUNTY, ILLINOIS.



LEGEND

- - IRON STAKE SET
- - IRON STAKE FOUND
- ▨ - CONCRETE
- ▩ - ASPHALT

PREPARED FOR: KATHLEEN McGOVERN
 JOB ADDRESS: 8190 S. CASS AVE., DARIEN, IL
 JOB NO.: 03-02-0183R



NEKOLA

SIGNATURE SURVEY
 A DIVISION OF MORRIS ENGINEERING
 DESIGN FIRM / PROFESSIONAL NO.: 184-001245
 400 N. SCHEMPT RD., SUITE 203
 BOLINGBROOK, IL 60440
 (830)788-0168 phone (830)788-0897 fax

"X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON-MONUMENTED SURVEY.

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 LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



SCALE: 30'



FIELD WORK COMPLETED ON THE 6TH DAY OF MARCH, 2005.

(STATE OF ILLINOIS)
 (COUNTY OF WILL) SS

NEKOLA SIGNATURE SURVEY DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 10TH DAY OF MARCH 2005.

Wayne W. Nekola
 PLS No 2923
 LICENSE RENEWAL DATE: 30 NOVEMBER 2008.

A Glossary of Zoning, Development, and Planning Terms

Edited by

FAY DOLNICK AND

MICHAEL DAVIDSON

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■ **drug store** (*See also pharmacy*) An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related supplies. (*King County, Wash.*)

■ **pharmacy** (*See also drugstore*) A place where drugs and medicines are prepared and dispensed. (*Valdez, Alaska*)

<https://en.wikipedia.org/wiki/Pharmacy>

10/27/2016

Types of pharmacy practice areas

Pharmacists practice in a variety of areas including community pharmacies, hospitals, clinics, extended care facilities, psychiatric hospitals, and regulatory agencies. Pharmacists can specialize in various areas of practice including but not limited to: hematology/oncology, infectious diseases, ambulatory care, nutrition support, drug information, critical care, pediatrics, etc.

Community pharmacy

A **pharmacy** (commonly the **chemist** in Australia, New Zealand and the UK, or **drugstore** in North America, **retail pharmacy** in industry terminology, or **Apothecary**, historically) is the place where most pharmacists practice the profession of pharmacy. It is the community pharmacy where the dichotomy of the profession exists—health professionals who are also retailers.

Community pharmacies usually consist of a retail storefront with a dispensary where medications are stored and dispensed. According to Sharif Kaf al-Ghazal, the opening of the first drugstores are recorded by Muslim pharmacists in Baghdad in 754.^{[9][13]}

In most countries, the dispensary is subject to pharmacy legislation; with requirements for storage conditions, compulsory texts, equipment, etc., specified in legislation. Where it was once the case that pharmacists stayed within the dispensary compounding/dispensing medications, there has been an increasing trend towards the use of trained pharmacy technicians while the pharmacist spends more time communicating with patients. Pharmacy technicians are now more dependent upon automation to assist them in their new role dealing with patients' prescriptions and patient safety issues.

Pharmacies are typically required to have a pharmacist on-duty at all times when open. It is also often a requirement that the owner of a pharmacy must be a registered pharmacist, although this is not the case in all jurisdictions, such that many retailers (including supermarkets and mass merchandisers) now include a pharmacy as a department of their store.

Likewise, many pharmacies are now rather grocery store-like in their design. In addition to medicines and prescriptions, many now sell a diverse arrangement of additional items such as cosmetics, shampoo, office supplies, confections, snack foods, durable medical equipment, greeting cards, and provide photo processing services.



The mortar and pestle, one of the internationally recognized symbols to represent the pharmacy profession



Typical American drug store with a soda fountain, about 1905

Darien Zoning Code
(Proposed amendment in italics)

5A-5-9-1: ESTABLISHMENT:

Accessory uses shall be compatible with the principal use and shall not be established prior to the establishment of the principal use.

5A-5-9-2: LOCATION

Accessory buildings, structures, or uses may be attached to, established within, or detached from the principal building, structure, or use of land.

5A-5-9-4: ACCESSORY BUILDINGS, STRUCTURES, AND USES:

(B) Accessory Buildings, Structures, And Uses Not Specifically Listed Or Normally Allowed: All accessory buildings, structures, and uses not specifically permitted or normally allowed shall be prohibited unless approved by the City Council after a public hearing before the Zoning Board of Appeals.

O Office District

5A-9-2-3: PERMITTED USES:

No building, structure, or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the following uses:

A. Offices, business or professional. (Ord. 0-03-00, 4-3-2000)

B. Pharmacies that provide only prescription and non-prescription medicines, drugs, and medical devices and no non-medical goods or service, and no medicinal cannabis in a location that is in a contiguous area that has medical and dental clinics.

5A-9-2-4: SPECIAL USES:

Animal hospitals.

Banks and financial institutions, with or without accessory drive-through.

Civic buildings and governmental uses.

Clinics, medical and dental, to include all twenty four (24) hour outpatient healthcare facilities.

Hospitals.

Nursery schools, preschools, and daycare centers.

Public and private utility facilities.

Religious institutions, including, but not limited to, churches, rectories, seminaries, covenants, and monasteries including dormitories and other accessory uses required for operation.

Swimming, tennis, racquet and other athletic club facilities.

Undertaking establishments.



**City of Darien Zoning Code
Standards for Map and Text Amendments
Section 5A-2-2-5**

Section 5A-2-2-5 (G): STANDARDS: The Plan Commission shall consider the following factors and other pertinent factors in developing a recommendation for the City Council:

1. Existing uses of property within the general area of the property in question, and the resulting character of the general area;
2. The zoning classifications of property within the general area of the property in question;
3. The suitability of the property in question to the uses permitted under the existing zoning classification including consideration of the length of time the property has been vacant as zoned;
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classifications and the impact to surrounding property likely to result from the proposed use;
5. The reduction in value of the subject property resulting from the particular zoning restriction as compared to the gain to the public if the property remains restricted; and;
6. The policies of all current official plans or plan elements of the City.

CITY OF DARIEN
DU PAGE COUNTY, ILLINOIS

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 5A, CHAPTER 9,
SECTION 5A-9-2-3, PERMITTED USES IN THE O OFFICE
DISTRICT**

(PZC 2017-05: Pharmacies)

**ADOPTED BY THE
MAYOR AND CITY COUNCIL
OF THE
CITY OF DARIEN**

THIS _____ DAY OF _____, 2017

**Published in pamphlet form by authority of
the Mayor and City Council of the City of
Darien, DuPage County, Illinois, this _____
_____ day of _____, 2017.**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 5A, CHAPTER 9,
SECTION 5A-9-2-3, PERMITTED USES IN THE O OFFICE
DISTRICT**

(PZC 2017-05: Pharmacies)

WHEREAS, the City of Darien is a home rule unit of local government pursuant to the provisions of Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of local government, the City may exercise any power and perform any function pertaining to its government except as limited by Article VII, Section 6; and

WHEREAS, the City of Darien has adopted Zoning Regulations set forth in the Darien City Code Title 5A; and

WHEREAS, the City Council has deemed it reasonable to periodically review said Darien Zoning Code and make necessary changes thereto; and

WHEREAS, pursuant to proper legal notice, a public hearing was held before the Planning and Zoning Commission on November 15, 2017, regarding this matter; and

WHEREAS, the Planning and Zoning Commission filed its findings and recommendations with the City Council recommending approval of the text amendment described herein; and

WHEREAS, on November 27, 2017 the Municipal Services Committee has filed its findings and recommendations with the City Council recommending approval of the text amendment described herein; and

WHEREAS, the City Council approves and adopts the findings and recommendations of the Municipal Services Committee and incorporates such findings and recommendations herein by reference as if they were fully set forth herein.

ORDINANCE NO. _____

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, as follows:

SECTION 1: Title 5A, Chapter 9, “Office and Industrial Districts”, of the City Code of Darien, as amended, hereby further amends to add pharmacies to the Permitted Uses in the O Office District to read as follows.

Section 5A-9-2-4: PERMITTED USES

“(B) Pharmacies that provide only prescription and non-prescription medicines, drugs, and medical devices, and no non-medical goods or services, and no medical cannabis, in a location that is in a contiguous area that has medical and dental clinics.”

SECTION 2: This ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the City of Darien that to the extent that the terms of this ordinance should be inconsistent with any non-preemptive state law, that this ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage and approval, and shall subsequently be published in pamphlet form as provided by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this _____ day of _____, 2017.

AYES: _____

ORDINANCE NO. _____

NAYS: _____

ABSENT: _____

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY,

ILLINOIS, this _____ day of _____, 2017.

KATHLEEN MOESLE WEAVER, MAYOR

ATTEST:

JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
November 27, 2017

Case

PZC 2017-04 Evergreen Lane (Carriage Way West Unit 6)

Petition

Brian Broderick, manager of the Carriage Greens Country Club, seeks approval to subdivide a 28 acre parcel of the golf course into three lots, two of which would become single family home lots that would front Evergreen Lane. The third lot would remain used for golf course. This subdivision would increase the density of the Planned Unit Development that was approved for this property and therefore is designated by the zoning code as a 'major PUD amendment'.

Ordinance

An ordinance that would approve the petition is attached hereto.

General Information

Petitioner / Owner:	Brian Broderick, manager of Broderick Holdings LLC
Property Location:	Northwest of Evergreen Lane in the Carriage Greens PUD development, next to the Carriage Way West Unit 3 subdivision and southwest of the house at 1524 Evergreen Lane.
Parcel Identification # (PIN):	09-33-400-011
Zoning / Land Use:	Site: R-3 / golf course Northeast; R-3 / single family houses Southeast: R-3 / single family houses Southwest; R-3 / single family houses Northwest: R-3 / golf course
Comprehensive Plan:	On site land use designated: "Parks / Open Space" Adjacent land use designated: "Low Density Residential"
Size of Property:	Lot 011 is 27.854 acres
Existing Conditions:	Lot 011 is currently used as part of the golf course. There is an elevated area in the rear of Lot 2 which was used as a tee off pad that is no longer used as such. There is an elevated area in the rear of Lot 1, which is currently used as a golf tee off pad. There were some large shade trees recently removed and the site is now mowed turf grass.

There is water main parallel to Evergreen Lane in the north parkway and a sanitary sewer main parallel to Evergreen Lane in the south parkway. There is a storm sewer with three catch basins on site and two catch basins nearby off site. There is a mapped floodplain area approximately 20' by 20' at the far north corner of Lot 2 which is drained by a catch basin. There is an isolated low area that is approximately 350 square feet and near the center of Lot 1. It is lower than the floodplain elevation and is drained by a storm sewer catch basin. The State IDNR advised there may be some Blanding's turtles and northern long-eared bats in the area which are endangered species.

Transportation: The two lots would have frontage and driveway access to Evergreen Lane, which is a low-volume local public street.

Site History: The entire Carriage Greens development was annexed in 1972 and a mixed-use PUD was approved by a series of ordinances to include single family, multi-family, golf course, recreation, and commercial.

Documents – Submitted by Petitioner (see Attachment A)

1. Petition form accepted 9.21.17
2. Authorization letter for the manager 8.9.17
3. Final Plat of Subdivision revised 10.11.17
4. Site Improvement Plans revised 10.11.17
5. Storm water authorization letter from DuPage County 6.9.17
6. Consultation letter from Illinois Department of Natural Resources 9.26.17
7. Land Use Opinion letter from Soil and Water Conservation District 9.29.17
8. Email from attorney Pat Clancy 11/17/17

Development Plan Description

Each of the two new home lots would be approximately 119 feet wide in front by 130 feet deep by 146 feet wide in back = 16,903 square feet. The proposed grading plan would add fill to the center of the two proposed lots to elevate the two building pads. There would be no fill added to the floodplain area in the north corner of Lot 2. The golf tee off pad that is now partially on Lot 1 would be relocated north of lot 1 onto the golf course on Lot 3. Fill would be added to the low area on Lot 1. The proposed utility plan would add two catch basins to Lot 1 and the newly created swales in the easements on the front, sides, and rear of both lots that would convey storm water runoff to the storm sewer catch basins. The proposed grading plan would

also excavate an area north of Lot 1 onto the golf course on Lot 3 to provide 'compensatory storage' for the fill added to Lot 1.

Documents – Submitted by Staff (see Attachment B)

1. Development Ordinance list and Development Standards Comparison
2. Site photos (2)
3. Aerial photos (2)
4. Plat map for lot sizes
5. City Engineer letter 11.17.17
6. Email with neighbor Glen Markowski, 1521 Evergreen Lane 10.11.17
7. Email with neighbor Richard Marchese, 1525 Evergreen Lane 10.11.17 and 11/20/17
8. Email with neighbor Ken Kufner, 1529 Evergreen Lane, 10/17/17 and 11/20/17
9. PUD Standards
10. PZC minutes 10/18/17

Plan Review Comments

The size of the two new lots would be larger than the adjacent single family lots. The proposed lot sizes and setbacks would meet or exceed the standards for R-3 and the PUD ordinance for Carriage Way O-31-72. The 'cut and fill' method for compensatory storage is an accepted planning practice and storm water management plan for this proposed development has been approved by the County. The City Engineer has reviewed the plat and plans and advised they do conform to City Codes. The State IDNR recommended the area be fenced during construction and have live traps and if any endangered species or other wildlife are trapped, and then they should be relocated to a safe area. Pending approval and prior to construction an inspection will be conducted to ensure the IDNR protocols are in place. This item will be a condition.

One of the concerns that have been raised by neighbors is the compatibility of the new houses with the existing houses. The petitioner's attorney said the prospective buyer intends to build 'within the covenants'. Such HOA covenants, standards, and procedures would be separate from City regulation and beyond City control.

Another concern that has been raised by neighbors is flooding within the Evergreen Lane parkway and pavement. The City Municipal Services Department has field reviewed and verified that all adjacent storm sewer infrastructure is functioning. The staff has identified an independent public works project to address an ongoing drainage concern fronting 1521, 1525 and 1529 Evergreen Lane. The Staff has not identified any flooding concerns adjacent to the proposed development. The proposed development is designed to accommodate expected storm water flow and not cause any flooding.

PZC Hearing

The Planning and Zoning Commission considered the petition in public hearing on October 18, 2017. The Petitioner's attorney Pat Clancy and engineer Juang Lin presented their proposed subdivision plans. Storm water flows from the north and will be conveyed through surface grading to the wetlands and creek on the golf course, to the west of the lots 1 and 2 and to the storm sewer inlets via swales on lots 1 and 2. Three neighbors expressed concerns about existing and potential future flooding. Engineer Lin said the development will not adversely affect the neighbors. One neighbor expressed a concern about density. Three neighbors expressed concerns about architectural compatibility and whether the new homes would fit in without covenants. The Petitioner Brian Broderick said he would be respectful of the covenants and would work together with neighbors. The PZC voted 6-3 to recommend the proposed development as presented.

Motion

A motion that would be in accordance with the PZC recommendation to approve the PUD amendment per the attached ordinance.

Meeting Schedule

Planning and Zoning Commission:	October 18, 2017
Municipal Services Committee:	November 27, 2017
City Council:	December 4, 2017

CITY OF DANIEL, MISSOURI, Community Development Department

Staff Use Only
Case No: PZC 1017-01
Permit Number: 9131/17
Fee Paid: \$665
Case No: 1802, 1803
Notice Date: 10/18/17

File of Subdivision petition to the Mayor and City Council of the City of Daniel

PETITIONER INFORMATION

Brodnick Holdings LLC
Petitioner's Name

Brodnick Holdings LLC
Owner's Name

Brian Brodnick
Contact Name

8700 Carriage Green Drive, Darden, IL 60581
Address, City, State, Zip Code

8700 Carriage Green Drive, Darden, IL 60581
Address, City, State, Zip Code

(630) 390-0478
Phone #

(630) 390-0478
Phone #

carriagegreen@gmail.com
Email

Fax #

carriagegreen@gmail.com
Email

PROPERTY INFORMATION

8700 Carriage Green Drive, Darden, IL 60581
Property address

21,854 acres
Acreage

DR 33-400-011
PIN(s)

R-3 BLD
Zoning

Request

Check the following: Preliminary Plat Final Plat

Carriage Green Subdivision
Subdivision Name

Minimum lot size: 26 acres

Number of lots: 3

Average lot size: 26 acres

Right-of-way (in miles): 0

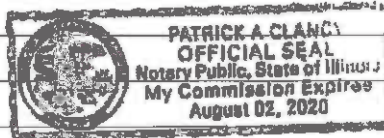
Public or other open space: 0

I, Petitioner Brodnick Holdings LLC, do hereby certify that I am the owner of record for one of the owners of record or the attorney for the owners of record of the described property and I hereby make application as such.

[Signature]
Signature

Subscribed and sworn to before this _____ day of August, 2017.

Notary Public



August 9, 2017

City of Darien – Planning Department
Steve Manning, City Planner
1702 Plainfield Rd.
Darien, IL 60561

RE: Carriage Greens Subdivision
8700 Carriage Green Drive
Darien, IL 60561
PIN: 09-33-400-011

Dear Mr. Manning,

Please be advised that the undersigned is an authorized representative of the Bank of Lyons Trust #2389, which holds the property located at 8700 Carriage Green Drive, Darien, DuPage County, Illinois, PIN 09-33-400-011. As such, the undersigned authorizes Brian Broderick, as Manager of Broderick Holdings, LLC to file a petition for subdivision on this property, and has the authority to act on behalf of the trust for the purposes of developing the two new lots.

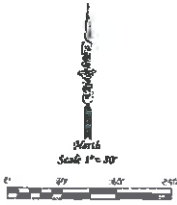
Sincerely,

A handwritten signature in black ink, appearing to read 'B. Broderick', with a stylized flourish at the end.

Brian Broderick

**FINAL PLAT OF SUBDIVISION
CARRIAGE WAY WEST UNIT 6**
BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER
OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 11 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER
008-423-011



BOUNDARY SURVEY

BOUNDARY SURVEYS WERE MADE BASED ON THE RECORDS OF THE SURVEY AND ARE SUBJECT TO THE USUAL AND UNUSUAL VARIATIONS OF PROPERTY LINES.

ABBREVIATION LEGEND

B = BOUNDARY
 M = MEASURED DISTANCE
 N = NORTH
 S = SOUTH
 E = EAST
 W = WEST
 P.M. & D.E. = PUBLIC UTILITY & DRAINAGE easement
 R = ROAD
 S = SECTION
 T = TOWNSHIP
 R = RANGE
 S = SECTION
 W = WEST
 E = EAST
 N = NORTH
 S = SOUTH
 E = EAST
 W = WEST

LEGEND

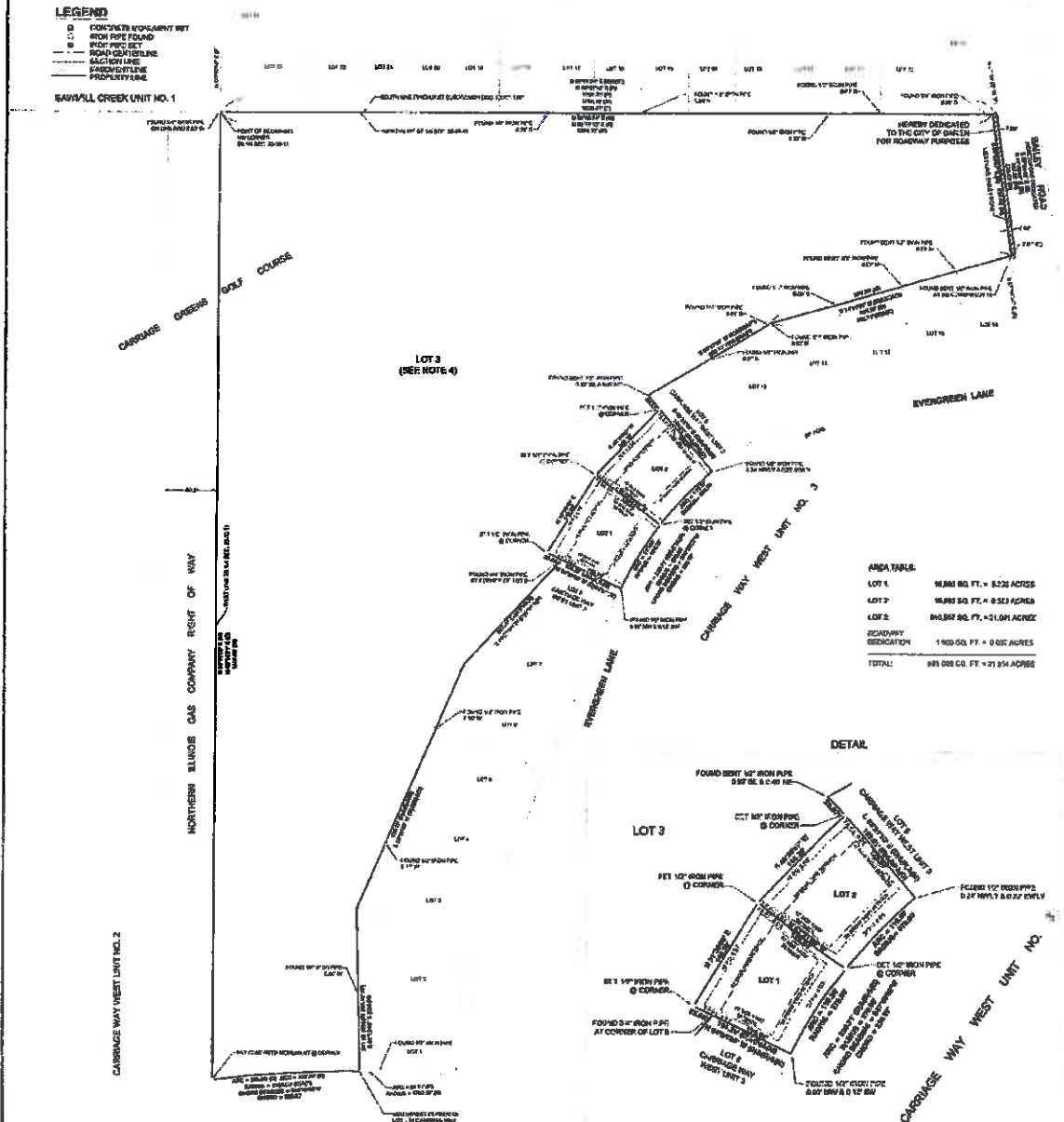
□ CONCRETE MONUMENT SET
 ○ IRON PIPE FOUND
 ○ IRON PIPE SET
 ○ ROAD CENTERLINE
 ○ SECTION LINE
 ○ TOWNSHIP LINE
 ○ RANGE LINE
 ○ PROPERTY LINE

SAWALL CREEK UNIT NO. 1

City of Darien
 Received
 OCT 11 2017
 Community Development

NOTES:

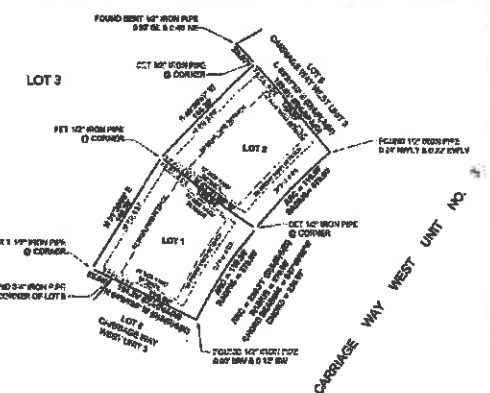
1. IRON PIPE MONUMENTS WILL BE PLACED AT ALL PROPERTY CORNERS CREATED BY THIS PLAT UNLESS OTHERWISE NOTED.
2. DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED.
3. ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
4. LOT 3 CONTAINS REGULATORY FLOODPLAIN AND WETLANDS. ANY LAND DEVELOPMENT ACTIVITY ON LOT 3 IS TO BE IN ACCORDANCE WITH THE APPROPRIATE REGULATORY AGENCIES.



AREA TABLE:

LOT 1	16,880 SQ. FT. = 0.38 ACRES
LOT 2	16,880 SQ. FT. = 0.38 ACRES
LOT 3	16,880 SQ. FT. = 0.38 ACRES
BOUNDARY EASEMENT	1,900 SQ. FT. = 0.04 ACRES
TOTAL:	50,520 SQ. FT. = 1.16 ACRES

DETAIL



GEORGE H. SHAWALL, P.L.S., SURVEYOR
 STATE OF ILLINOIS, LICENSE NO. 001-00000000
 GEORGE H. SHAWALL, P.L.S., SURVEYOR
 STATE OF ILLINOIS, LICENSE NO. 001-00000000
 PROFESSIONAL SURVEYOR FIRM NO. 18-00000000
 1811 WEST WASHINGTON
 CHICAGO, ILLINOIS 60610-1811

DATE OF RECORDING	2018-09-28
DATE OF PLAT	2018-09-28
DATE OF RECORDING	2018-09-28
DATE OF PLAT	2018-09-28

Site Improvements Plans

CARRIAGE WAY WEST UNIT 6

DARIEN, ILLINOIS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SPECIFICATIONS
3	TOPOGRAPHY - EXHIBIT
4	UTILITY AND SITE PLAN
5	GRADING AND EROSION CONTROL PLAN
6	CONSTRUCTION DETAILS
7	CUT AND FILL CALCULATION-1
8	CUT AND FILL CALCULATION-2

SYMBOL LEGEND

- BRICK
- STORM SEWER
- CATCH BASIN
- CONCRETE
- HYDRANT
- SANITARY MANHOLE
- SQUARE CURB DRAIN

LINE TYPE LEGEND

- SANITARY SEWER
- STORM SEWER
- WATER LINE

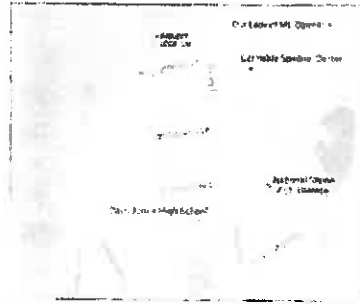
BENCHMARK

SOURCE BENCHMARK: DEMPSEY COUNTY ZONE BENCHMARK SURVEY CONTROL MONUMENT #10158, MCCLURG HAME PARKHOLDS VILLAGE, 8800 AMHERST RD SURVEY CONTROL MONUMENT LOCATED SOUTH OF 87TH STREET AND WEST OF LINDSEY ROAD ON THE CARROLL HUNTER TRACT. ELEVATION = 942.0 (940.0)

SOURCE BENCHMARK: DEMPSEY COUNTY ZONE BENCHMARK SURVEY CONTROL MONUMENT #10159, MONUMENT #10159, 8800 AMHERST RD SURVEY CONTROL MONUMENT LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF WINDSOR STREET AND 87TH STREET. ELEVATION = 928.0 (926.0)

SITE BENCHMARK: NORTHWEST PLANKS BOLT ON THE FIRE HYDRANT AT THE NORTHWEST CORNER OF LOVE'S CARRIAGE WAY WEST UNIT 6, 30 DOWN HERBOLD. ELEVATION = 921.0 (919.0)

PART OF THE BLOCKSET - 10 OF 20 - IS TO BE REMOVED AS SHOWN ON THE PLAN. THE REMOVAL OF THE EXISTING DRIVEWAY SHALL BE ACCORDING TO THE CITY OF DARIEN AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND HIGHWAYS. THE REMOVAL OF THE EXISTING DRIVEWAY SHALL BE ACCORDING TO THE CITY OF DARIEN AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND HIGHWAYS.



LOCATION MAP
N.T.S.

PROJECT COVER
 ANY AND ALL CHANGES TO THE ORIGINAL PLAN SHALL BE MADE BY THE CITY OF DARIEN. THE CITY OF DARIEN SHALL BE RESPONSIBLE FOR THE PROJECT. THE CITY OF DARIEN SHALL BE RESPONSIBLE FOR THE PROJECT. THE CITY OF DARIEN SHALL BE RESPONSIBLE FOR THE PROJECT.

CONTACT JULIE AT 811 OR 800-882-0123
 WITH THE FOLLOWING:
 City: DARIEN
 City/Parish: CITY OF DARIEN
 Sub & 1/4 Sec. No. [blank]
 48 HOURS (2 weekdays) BEFORE YOU DIG

STATE OF ILLINOIS
 COUNTY OF DEWELBEE

To the best of my knowledge and belief, the drafter of the above-mentioned plans is a duly licensed professional engineer in the State of Illinois, and the plans were prepared by me or under my direct supervision and I am a duly licensed professional engineer in the State of Illinois. I am a duly licensed professional engineer in the State of Illinois.

Dated this 11th day of October, 2017.



City of Darien
 Received
OCT 11 2017
 Community Development

PLANS PREPARED FOR:
 BRIAN BRODEUR
 CARRIAGE GREENS COUNTRY CLUB
 6700 CARRIAGE GREENS DRIVE
 DARIEN, ILLINOIS 60501

RIDGELINE CONSULTANTS, LLC
 1811 AUDUBON ROAD, BUCKINGHAM, IL 60089
 PHONE (800) 801-7927 / Fax (820) 791-1300
 ILLINOIS PROFESSIONAL DESIGN FIRM 104,804768

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/11/17	ISSUED FOR PERMIT	JULIE	
2	10/11/17	REVISION	JULIE	
3	10/11/17	REVISION	JULIE	
4	10/11/17	REVISION	JULIE	



CARRIAGE WAY WEST UNIT 6
 EVERGREEN LANE, DARIEN, ILLINOIS

DATE	BY	CHKD.
10/11/17	JULIE	
10/11/17	JULIE	
10/11/17	JULIE	

SHEET
1 of 8
 800-000

1. THE CITY OF DARIEN, ILLINOIS, HEREBY GRANTS TO THE SUBSCRIBER... [Text continues with various clauses and sections, including sections 1 through 10, detailing the terms of the subscription and the responsibilities of the subscriber and the city.]

11. THE SUBSCRIBER SHALL BE RESPONSIBLE FOR THE COST OF... [Text continues with sections 11 through 20, covering the financial aspects of the subscription, including the payment schedule and the consequences of non-payment.]

21. THE SUBSCRIBER SHALL BE RESPONSIBLE FOR THE COST OF... [Text continues with sections 21 through 30, detailing the terms of the subscription, including the duration and the conditions for termination.]

31. THE SUBSCRIBER SHALL BE RESPONSIBLE FOR THE COST OF... [Text continues with sections 31 through 40, covering the financial aspects of the subscription, including the payment schedule and the consequences of non-payment.]

41. THE SUBSCRIBER SHALL BE RESPONSIBLE FOR THE COST OF... [Text continues with sections 41 through 50, detailing the terms of the subscription, including the duration and the conditions for termination.]

City of Darien
Received
OCT 11 2017
Community Development

RIDGELINE CONSULTANTS, LLC
PHONE 630.582.4887 • FAX 630.582.4888
WWW.RIDGELINECONSULTANTS.COM
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 006-0145144

DATE	REVISION

SPECIFICATIONS
CARRIAGE WAY WEST UNIT B
DARIEN, ILLINOIS

SHEET	
2 of 8	

Topographic Exhibit

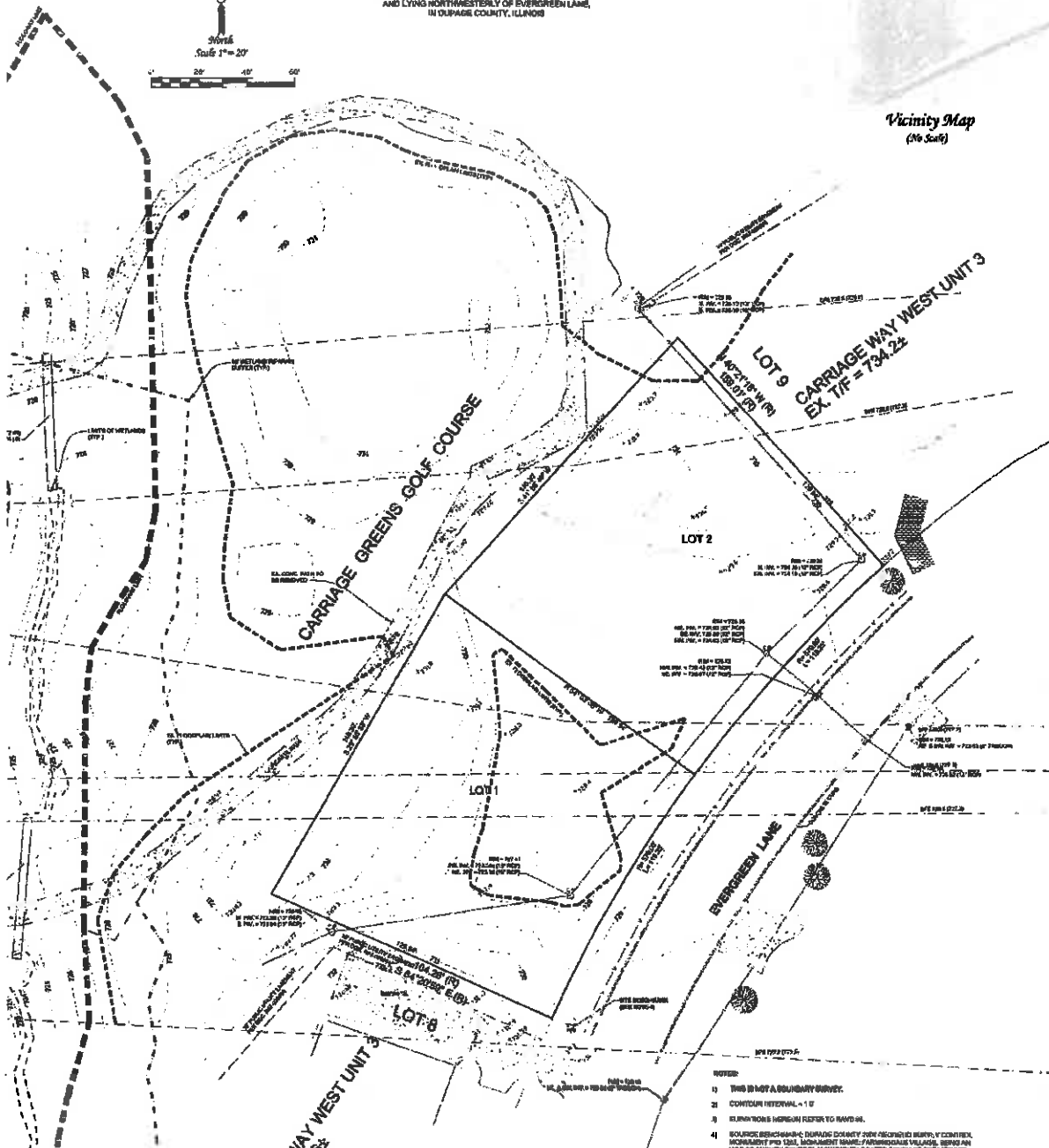
OF
PART OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP
36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, LYING BETWEEN LOTS 8 AND 9 IN
CARRIAGE WAY WEST UNIT 3 PER DEC. 1875-85888
AND LYING NORTHEASTLY OF EVERGREEN LANE,
IN OUPPAGE COUNTY, ILLINOIS

North

Scale 1" = 20'



Vicinity Map
(No Scale)



SYMBOL LEGEND

[Symbol]	BRICK
[Symbol]	CATCH BASIN
[Symbol]	CONCRETE
[Symbol]	HYDRANT
[Symbol]	SEWER MANHOLE
[Symbol]	SQUARE CURB DRIVE

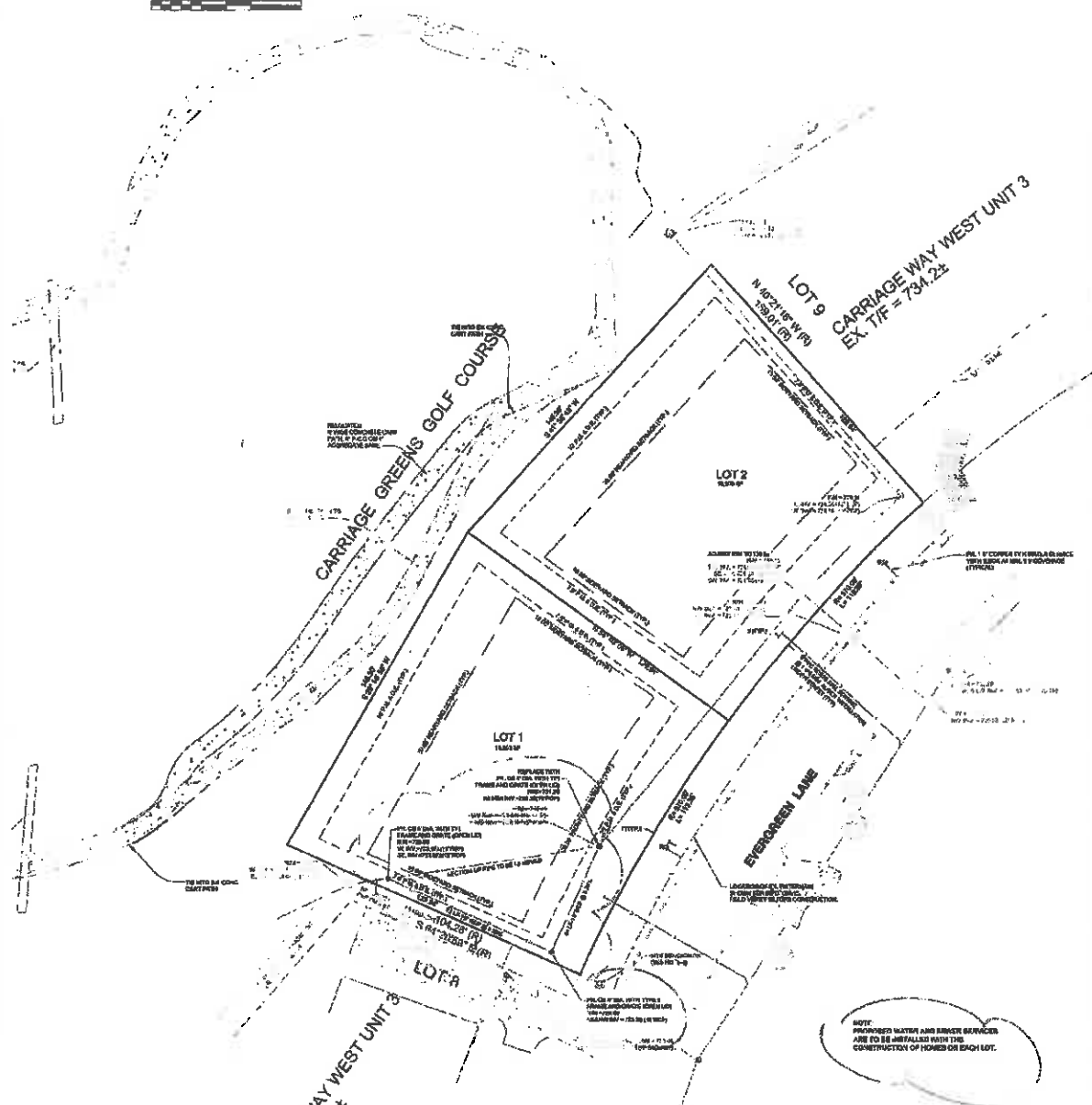
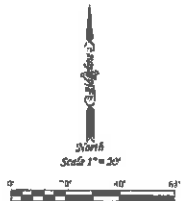
LINE TYPE LEGEND

[Line Style]	SEWERS
[Line Style]	WATER LINES

- NOTES:**
- 1) THIS IS NOT A BOUNDARY SURVEY.
 - 2) CONTOUR INTERVAL = 1.0'
 - 3) ELEVATIONS (WHERE) REFER TO NAVD 83.
 - 4) SOURCE: BENCHMARK DURING COUNTY JOB RECORDED SURVEY CONTROL MONUMENT PND 1241, MONUMENT NAME: PARDONDALE VILLAGE, BEING AN 1898 20' BENCH MARK, BENCHMARK LOCATED SOUTH OF RYAN STREET AND WEST OF LEGHURST ROAD ON THE GARDEN WATER TOWER PROPERTY. ELEVATION = 724.90 (VD 83)
 - 5) SOURCE: BENCHMARK DURING COUNTY JOB RECORDED SURVEY CONTROL MONUMENT PND 1241, MONUMENT NAME: PARDONDALE VILLAGE, BEING AN 1898 20' BENCH MARK, BENCHMARK LOCATED AT THE NORTHWEST CORNER OF THE BATHING TUB OF MANOR HYSTER AND BIRD BENCH. ELEVATION = 724.90 (VD 83)
 - 6) SITE BENCHMARK NORTHWEST PLASTER BOLT ON THE PIER FORBART AT THE SOUTHWEST CORNER OF LOT 6, CARRIAGE WAY WEST UNIT 3, IS 8' FROM BENCHMARK ELEVATION = 724.10 (VD 83)
 - 7) A CURRENT TITLE REPORT HAS NOT BEEN OBTAINED. THEREFORE, ALL EXISTING ROADS, DRIVEWAYS, SIDEWALKS, AND EASEMENTS ARE NOT SHOWN.
 - 8) ALL UTILITIES MAY NOT BE SHOWN. CALL 811 OR USE AN ASSIGNED FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
 - 9) THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DARIEN AND ALL SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
 - 10) FIELD WORK COMPLETED ON 8-21-2013.
 - 11) LIMITS OF PRELIMINARY PROPOSED PLAN AND VARIOUS CROSS SECTION DATA ARE BASED ON PRELIMINARY FIELD DATA.
 - 12) FLOODWAY LIMITS AS SHOWN IS BASED ON PRELIMINARY FIRM DETERMINATIONS OF FIRM ANALYSIS.

City of Darien
Received
OCT 11 2017
Community Development

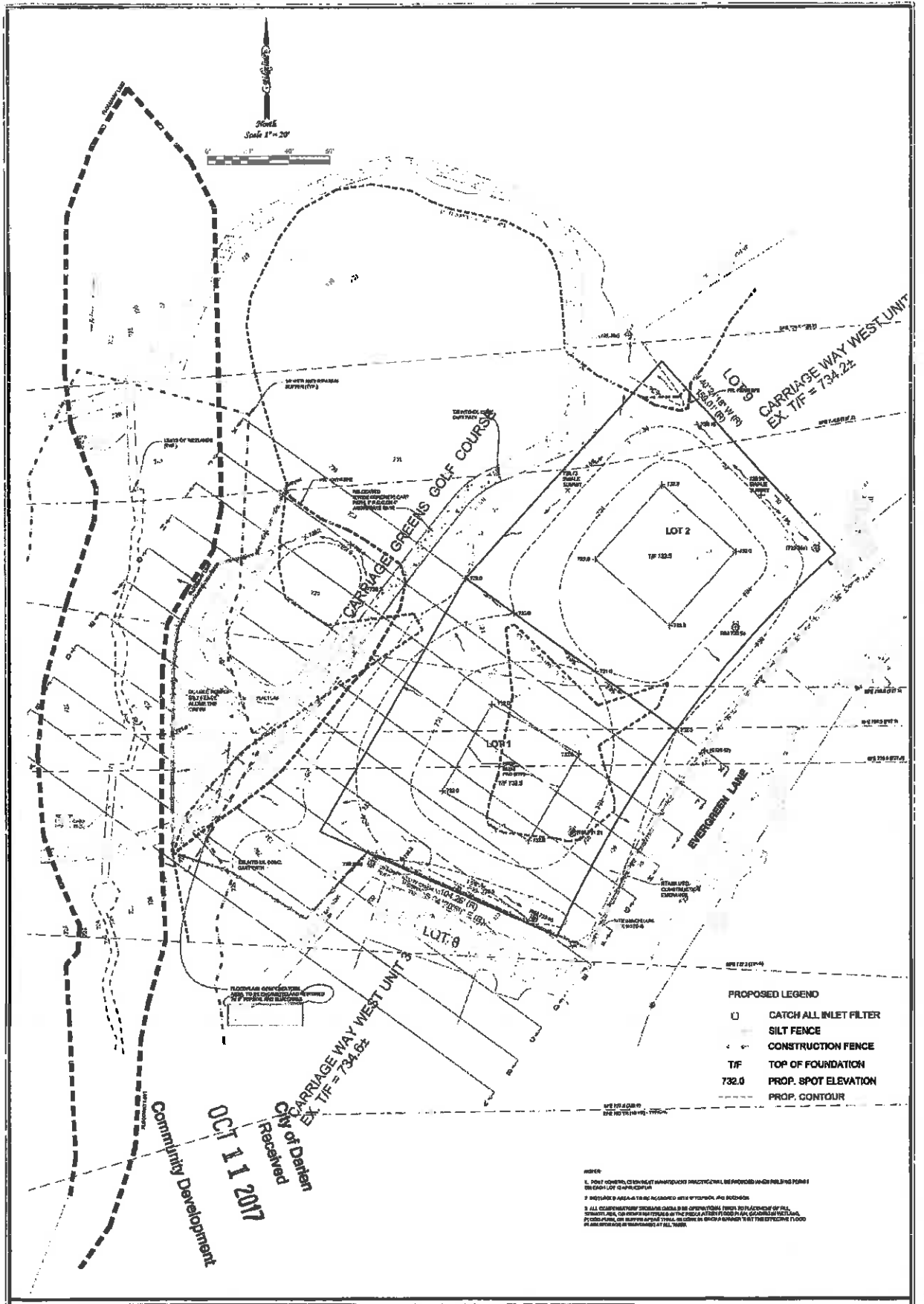
<p>8-6</p>	<p>TOPOGRAPHIC SURVEY CARRIAGE WAY WEST UNIT 3 CITY OF DARIEN, ILLINOIS</p>	<p>RIDGELINE CONSULTANTS, LLC ILLINOIS PROFESSIONAL DESIGN FIRM 154.040406 1408 JACOBY ROAD, MONROEVILLE, IL 60138 Phone (630) 582-7027 Fax (630) 791-1203</p>
------------	--	---



City of Darien
 Received
OCT 11 2017
 Community Development

CARRIAGE WAY WEST UNIT 3
 EX. TIF = 734.62

4 of 8 SHEET EXHIBIT	SITE AND UTILITY PLAN CARRIAGE WAY WEST UNIT 3 CITY OF DARIEN, ILLINOIS	RIDGELINE CONSULTANTS, LLC ILLINOIS PROFESSIONAL DESIGN FIRM #14-004746 1804 ALBERT ROAD, NORTHWEST, IL 60132 Phone (824) 891-7617, Fax (820) 701-1585
	DATE: 10/11/17 DRAWN BY: [Signature] CHECKED BY: [Signature]	PROJECT NO: [Number] CLIENT: [Name]

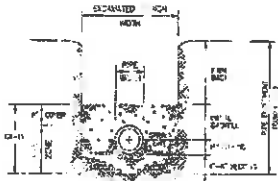


8-9
 2017
 10/11/2017

GRADING AND EROSION PLAN
CARRIAGE WAY WEST UNIT 6
CITY OF DARIEN, ILLINOIS

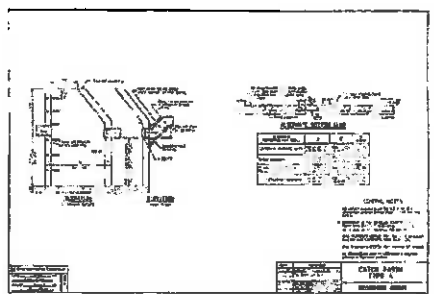
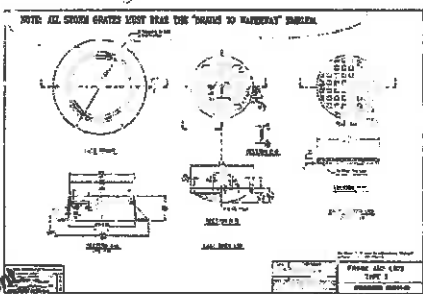
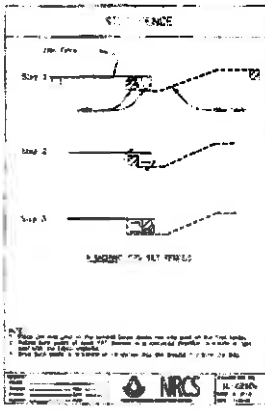
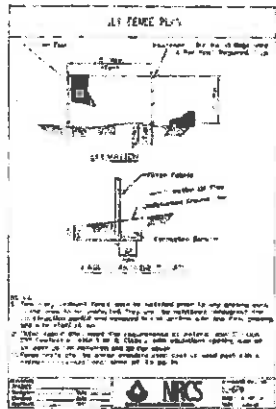
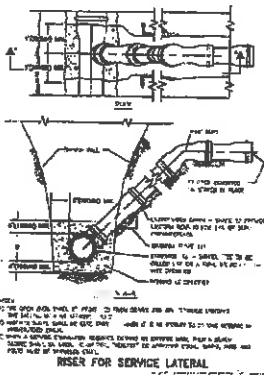
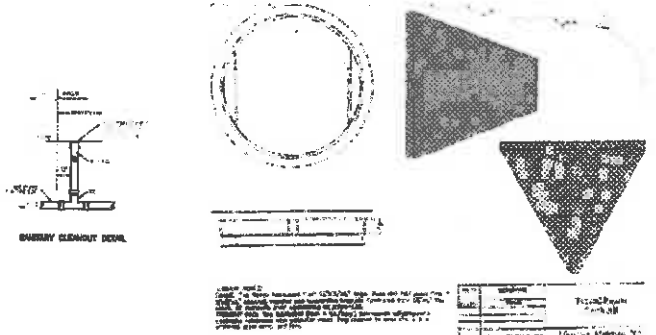
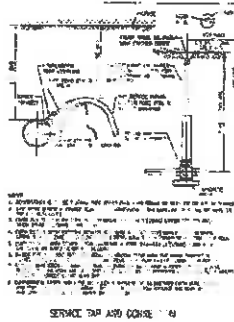
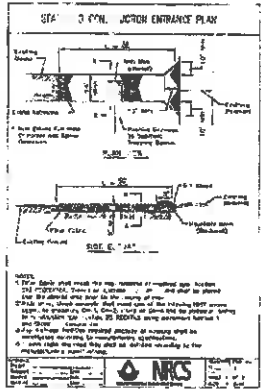
DATE	DESCRIPTION
10/11/2017	ISSUED FOR PERMIT
10/11/2017	ISSUED FOR PERMIT
10/11/2017	ISSUED FOR PERMIT

RIDGELINE CONSULTANTS, LLC
 ILLINOIS PROFESSIONAL DESIGN FIRM 154 074796
 1401 AVENUE ROAD, NORTHBROOK, IL 60062
 Phone (830) 581-7521 • Fax (830) 704-1383



PVC Trench Detail

INSTALL PIPELINES TO RAISED SERVICE LATERALS...
 1. FINAL BACKFILL WITH RAISED SERVICE LATERALS...
 2. FINAL BACKFILL WITH RAISED SERVICE LATERALS...
 3. FINAL BACKFILL WITH RAISED SERVICE LATERALS...
 4. FINAL BACKFILL WITH RAISED SERVICE LATERALS...



Additional Notes

1. All work shall be done in accordance with the specifications and standards of the State of Illinois and the City of Danem, Illinois.
2. All work shall be done in accordance with the specifications and standards of the State of Illinois and the City of Danem, Illinois.
3. All work shall be done in accordance with the specifications and standards of the State of Illinois and the City of Danem, Illinois.
4. All work shall be done in accordance with the specifications and standards of the State of Illinois and the City of Danem, Illinois.

IRRIGATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING												
ORCHARD SEEDING												
TEMPORARY SEEDING												
SOILING												

SOIL PROTECTION CHART AND APPLICATION GUIDELINES

A KENTUCKY BLUEGRASS 50 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 50 LBS/ACRE	C SPRING GRASS 100 LBS/ACRE
B KENTUCKY BLUEGRASS 75 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 3 TONS STRAW MULCH/ACRE	D WHEAT OR CEREAL RYE 150 LBS/ACRE
	E SOIL
	F STRAW MULCH 2 TONS/ACRE

• IRRIGATION NEEDED DURING JUNE AND JULY, AND IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOIL.

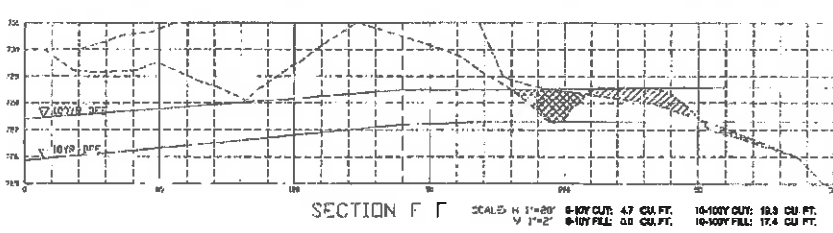
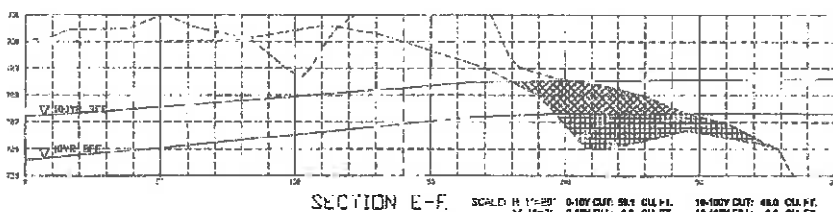
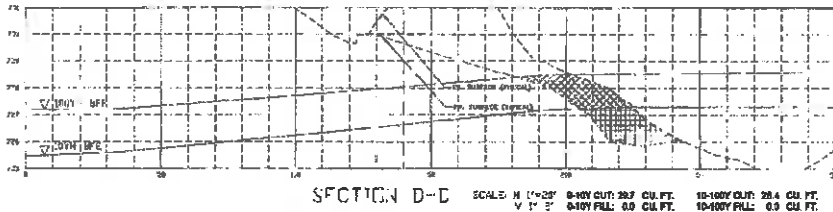
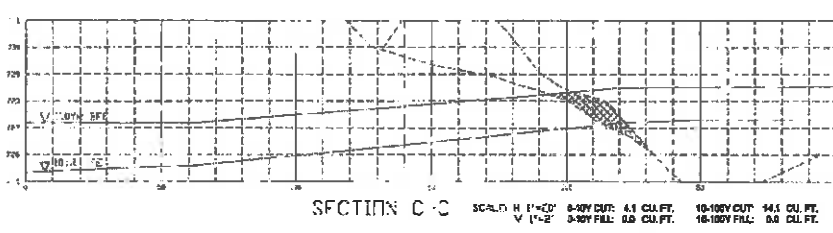
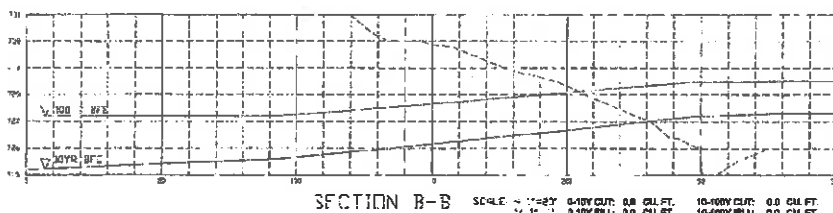
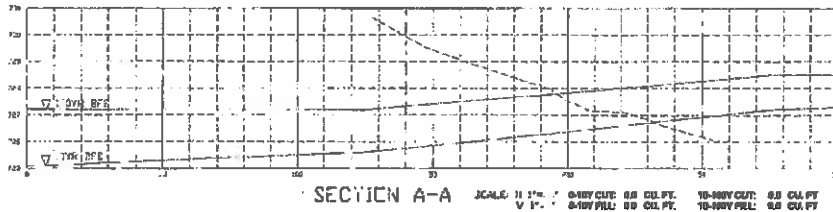
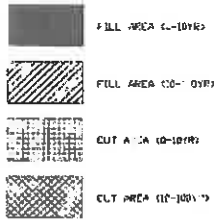
*City of Danem Received
 OCT 11 2017
 Community Development*

RIDGELINE CONSULTANTS, LLC
 1800 PRODUCTION DRIVE, SUITE 100, DANEM, ILLINOIS 60018
 PHONE (815) 951-1100 FAX (815) 951-1105

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/11/17
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	

**CONSTRUCTION DETAILS
 CARRIAGE WAY WEST UNIT 6
 DANEM, ILLINOIS**

**SHEET
 6 OF 8**



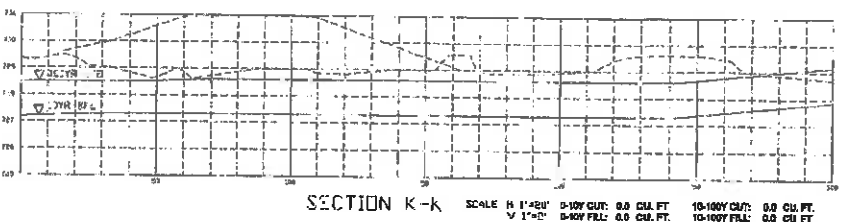
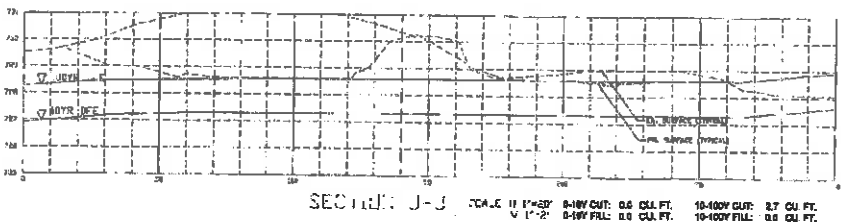
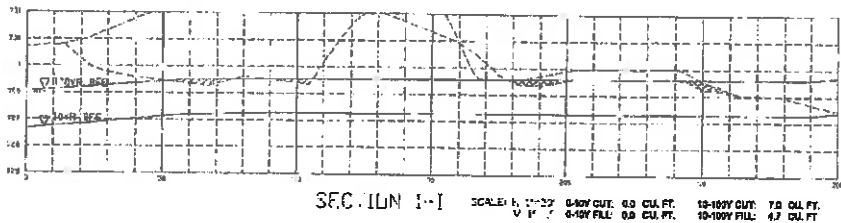
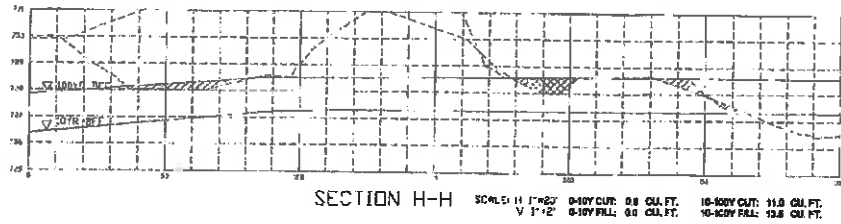
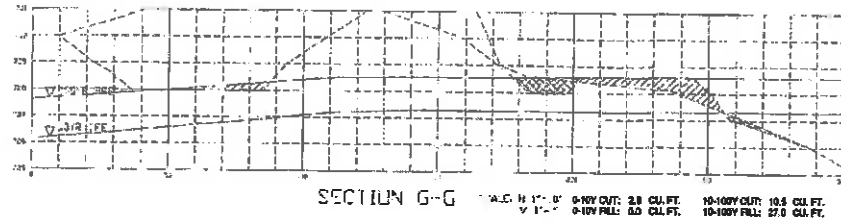
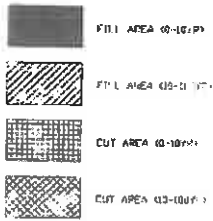
City of Daren
 Received
 OCT 11 2017
 Community Development

7
 8

CUT AND FILL CALCULATIONS - 1
CARRIAGE WAY WEST UNIT 6
CITY OF DAREN, ILLINOIS

DATE	DESCRIPTION	BY
10/11/17	REVISION	...
...

RIDGELINE CONSULTANTS, LLC
 1818 W. 10TH STREET, SUITE 100
 LAWRENCE, KS 66044
 PHONE: (785) 842-7000 FAX: (785) 842-7001



City of Darien
 Received
 OCT 11 2017
 Community Development

FLOODPLAIN CALCULATIONS 0-10YR

SECTION	STATION	FILL AREA (SQ FT)	FILL VOLUME (CU FT)	ACCUMULATED VOLUME (CU FT)
A-A	0+00	0.00	0.00	0.00
B-B	0+25	0.00	0.00	0.00
C-C	0+50	0.00	0.00	0.00
D-D	0+75	0.00	0.00	0.00
E-E	1+00	0.00	0.00	0.00
F-F	1+25	0.00	0.00	0.00
G-G	1+50	0.00	0.00	0.00
H-H	1+75	0.00	0.00	0.00
I-I	2+00	0.00	0.00	0.00
J-J	2+25	0.00	0.00	0.00
K-K	2+50	0.00	0.00	0.00
L-L	2+75	0.00	0.00	0.00
M-M	3+00	0.00	0.00	0.00
N-N	3+25	0.00	0.00	0.00
O-O	3+50	0.00	0.00	0.00
P-P	3+75	0.00	0.00	0.00
Q-Q	4+00	0.00	0.00	0.00
R-R	4+25	0.00	0.00	0.00
S-S	4+50	0.00	0.00	0.00
T-T	4+75	0.00	0.00	0.00
U-U	5+00	0.00	0.00	0.00
V-V	5+25	0.00	0.00	0.00
W-W	5+50	0.00	0.00	0.00
X-X	5+75	0.00	0.00	0.00
Y-Y	6+00	0.00	0.00	0.00
Z-Z	6+25	0.00	0.00	0.00
AA-AA	6+50	0.00	0.00	0.00
BB-BB	6+75	0.00	0.00	0.00
CC-CC	7+00	0.00	0.00	0.00
DD-DD	7+25	0.00	0.00	0.00
EE-EE	7+50	0.00	0.00	0.00
FF-FF	7+75	0.00	0.00	0.00
GG-GG	8+00	0.00	0.00	0.00
HH-HH	8+25	0.00	0.00	0.00
II-II	8+50	0.00	0.00	0.00
JJ-JJ	8+75	0.00	0.00	0.00
KK-KK	9+00	0.00	0.00	0.00
LL-LL	9+25	0.00	0.00	0.00
MM-MM	9+50	0.00	0.00	0.00
NN-NN	9+75	0.00	0.00	0.00
OO-OO	10+00	0.00	0.00	0.00

SECTION	STATION	CUT AREA (SQ FT)	CUT VOLUME (CU FT)	ACCUMULATED VOLUME (CU FT)
A-A	0+00	0.00	0.00	0.00
B-B	0+25	0.00	0.00	0.00
C-C	0+50	0.00	0.00	0.00
D-D	0+75	0.00	0.00	0.00
E-E	1+00	0.00	0.00	0.00
F-F	1+25	0.00	0.00	0.00
G-G	1+50	0.00	0.00	0.00
H-H	1+75	0.00	0.00	0.00
I-I	2+00	0.00	0.00	0.00
J-J	2+25	0.00	0.00	0.00
K-K	2+50	0.00	0.00	0.00
L-L	2+75	0.00	0.00	0.00
M-M	3+00	0.00	0.00	0.00
N-N	3+25	0.00	0.00	0.00
O-O	3+50	0.00	0.00	0.00
P-P	3+75	0.00	0.00	0.00
Q-Q	4+00	0.00	0.00	0.00
R-R	4+25	0.00	0.00	0.00
S-S	4+50	0.00	0.00	0.00
T-T	4+75	0.00	0.00	0.00
U-U	5+00	0.00	0.00	0.00
V-V	5+25	0.00	0.00	0.00
W-W	5+50	0.00	0.00	0.00
X-X	5+75	0.00	0.00	0.00
Y-Y	6+00	0.00	0.00	0.00
Z-Z	6+25	0.00	0.00	0.00
AA-AA	6+50	0.00	0.00	0.00
BB-BB	6+75	0.00	0.00	0.00
CC-CC	7+00	0.00	0.00	0.00
DD-DD	7+25	0.00	0.00	0.00
EE-EE	7+50	0.00	0.00	0.00
FF-FF	7+75	0.00	0.00	0.00
GG-GG	8+00	0.00	0.00	0.00
HH-HH	8+25	0.00	0.00	0.00
II-II	8+50	0.00	0.00	0.00
JJ-JJ	8+75	0.00	0.00	0.00
KK-KK	9+00	0.00	0.00	0.00
LL-LL	9+25	0.00	0.00	0.00
MM-MM	9+50	0.00	0.00	0.00
NN-NN	9+75	0.00	0.00	0.00
OO-OO	10+00	0.00	0.00	0.00

FLOODPLAIN CALCULATIONS 10-100YR

SECTION	STATION	FILL AREA (SQ FT)	FILL VOLUME (CU FT)	ACCUMULATED VOLUME (CU FT)
A-A	0+00	0.00	0.00	0.00
B-B	0+25	0.00	0.00	0.00
C-C	0+50	0.00	0.00	0.00
D-D	0+75	0.00	0.00	0.00
E-E	1+00	0.00	0.00	0.00
F-F	1+25	0.00	0.00	0.00
G-G	1+50	0.00	0.00	0.00
H-H	1+75	0.00	0.00	0.00
I-I	2+00	0.00	0.00	0.00
J-J	2+25	0.00	0.00	0.00
K-K	2+50	0.00	0.00	0.00
L-L	2+75	0.00	0.00	0.00
M-M	3+00	0.00	0.00	0.00
N-N	3+25	0.00	0.00	0.00
O-O	3+50	0.00	0.00	0.00
P-P	3+75	0.00	0.00	0.00
Q-Q	4+00	0.00	0.00	0.00
R-R	4+25	0.00	0.00	0.00
S-S	4+50	0.00	0.00	0.00
T-T	4+75	0.00	0.00	0.00
U-U	5+00	0.00	0.00	0.00
V-V	5+25	0.00	0.00	0.00
W-W	5+50	0.00	0.00	0.00
X-X	5+75	0.00	0.00	0.00
Y-Y	6+00	0.00	0.00	0.00
Z-Z	6+25	0.00	0.00	0.00
AA-AA	6+50	0.00	0.00	0.00
BB-BB	6+75	0.00	0.00	0.00
CC-CC	7+00	0.00	0.00	0.00
DD-DD	7+25	0.00	0.00	0.00
EE-EE	7+50	0.00	0.00	0.00
FF-FF	7+75	0.00	0.00	0.00
GG-GG	8+00	0.00	0.00	0.00
HH-HH	8+25	0.00	0.00	0.00
II-II	8+50	0.00	0.00	0.00
JJ-JJ	8+75	0.00	0.00	0.00
KK-KK	9+00	0.00	0.00	0.00
LL-LL	9+25	0.00	0.00	0.00
MM-MM	9+50	0.00	0.00	0.00
NN-NN	9+75	0.00	0.00	0.00
OO-OO	10+00	0.00	0.00	0.00

SECTION	STATION	CUT AREA (SQ FT)	CUT VOLUME (CU FT)	ACCUMULATED VOLUME (CU FT)
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B-B	0+25	0.00	0.00	0.00
C-C	0+50	0.00	0.00	0.00
D-D	0+75	0.00	0.00	0.00
E-E	1+00	0.00	0.00	0.00
F-F	1+25	0.00	0.00	0.00
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H-H	1+75	0.00	0.00	0.00
I-I	2+00	0.00	0.00	0.00
J-J	2+25	0.00	0.00	0.00
K-K	2+50	0.00	0.00	0.00
L-L	2+75	0.00	0.00	0.00
M-M	3+00	0.00	0.00	0.00
N-N	3+25	0.00	0.00	0.00
O-O	3+50	0.00	0.00	0.00
P-P	3+75	0.00	0.00	0.00
Q-Q	4+00	0.00	0.00	0.00
R-R	4+25	0.00	0.00	0.00
S-S	4+50	0.00	0.00	0.00
T-T	4+75	0.00	0.00	0.00
U-U	5+00	0.00	0.00	0.00
V-V	5+25	0.00	0.00	0.00
W-W	5+50	0.00	0.00	0.00
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GG-GG	8+00	0.00	0.00	0.00
HH-HH	8+25	0.00	0.00	0.00
II-II	8+50	0.00	0.00	0.00
JJ-JJ	8+75	0.00	0.00	0.00
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LL-LL	9+25	0.00	0.00	0.00
MM-MM	9+50	0.00	0.00	0.00
NN-NN	9+75	0.00	0.00	0.00
OO-OO	10+00	0.00	0.00	0.00

CUT AND FILL CALCULATIONS - 2
 CARRIAGE WAY WEST UNIT 6
 CITY OF DARIEN, ILLINOIS

RIDGELINE CONSULTANTS, LLC
 ILLINOIS PROFESSIONAL DESIGN FIRM 184 QUAYTOR
 1001 ACACIA ROAD, MONTESSERY, IL 60038
 PHONE (800) 944-7527 FAX (800) 704-1335



**DUPAGE
COUNTY**

Watershed
Management

Water
Quality

Floodplain
Mapping

Regulatory
Services

Flood Operations
& Maintenance



STORMWATER MANAGEMENT

630-407-6700
stormwatermgmt@dupageco.org

www.dupageco.org/swm

June 9, 2017

Mr. Steve Manning and Mr. Dan Gombac
City of Darien
1702 Plainfield Road
Darien, IL 60561

RE: Authorization for Stormwater Management Certification Application No. 17-12-0001
DuPage County Tracking No. T52705
Carriage Greens Country Club – Two Lot Subdivision
Incorporated Darien, DuPage County, Illinois

PPN: 09-33-400-011

Dear Mr. Manning and Mr. Gombac:

DuPage County Stormwater Management (DCSM) received a stormwater certification application/submittal from Ridgeline Consultants, LLC for the construction of a two lot subdivision in an area currently used as a golf course at Carriage Greens Country Club, located north of Interstate I-55, south of Plainfield Road, east of Kearney Road, and west of Cass Avenue within the corporate limits of the City of Darien, DuPage County, Illinois. Work includes the placement of fill in the regulatory flood plain in order to construct residential housing in the future, compensatory storage, sediment and erosion control measures, and all associated grading and restoration.

Staff has completed its review of this application and hereby Authorizes the following documents for compliance with the DuPage County Countywide Stormwater and Flood Plain Ordinance (CSFPO) for a development within a flood plain, wetland, or buffer:

1. Stormwater Management Certification Application, as assigned number 17-12-0001 (DuPage County Tracking No. T52705).
2. Stormwater report entitled "Stormwater Management Permit Application for Broderick Subdivision, Evergreen Lane, Darien, IL" as prepared by Ridgeline Consultants, LLC, dated February 2017.
3. Plan set entitled "Site Improvements Plans, Broderick Subdivision, Darien, Illinois," as prepared by Ridgeline Consultants, LLC, dated August 3, 2016, with latest revision dated May 10, 2017, consisting of eight (8) sheets.

June 9, 2017

RE: SW # 17-12-0001/T52705, Carriage Greens Golf Club – Two Lot Subdivision
Incorporated Darien, DuPage County, Illinois
Page 2 of 3

Be advised the City of Darien holds a partial waiver of enforcement status from the DuPage County Countywide Stormwater and Flood Plain Ordinance. As such, the City of Darien is responsible to review and approve applications for stormwater management issues. Therefore, for the above referenced development project, our office has only reviewed and provided Authorization relating to the floodway, flood plain, wetland, or buffer. All approvals pertaining to the stormwater management facilities and post construction best management practices shall be done by the City of Darien, unless requested otherwise

Based upon our Authorization of the above referenced documents, the City of Darien may commence issuance of Certifications for the above referenced development. As a reminder, it is the City of Darien's responsibility to enforce the provisions of the CSFPO, including, but not limited to, the following conditions:

GENERAL CONDITIONS:

1. Per Section 15-58.B of the CSFPO, temporary erosion and sediment control measures shall be functional and consistent with Article VII of the CSFPO and the NPDES Stormwater Permit in effect prior to land disturbance activities. Therefore, the developer shall notify the City of Darien and request/receive a site inspection of all required sediment and erosion control devices, prior to the commencement of construction activities.
2. Per Section 15-47.C of the CSFPO, an informational note acknowledging the presence of on-site wetlands, buffers, flood plains, or PCBMPs with drainage areas 1 acre or greater, shall be recorded against the title to alert all future owners and shall reference the Stormwater Management Certification number. This note shall be carried forward to titles on all affected properties in the event that the original property is subdivided.
3. Per Section 15-54.A.5, the developer shall grant the County, or Waiver Community, a temporary easement which authorizes, but does not obligate, the County, or Waiver Community, to access the development site to perform or complete any act or work the developer is required to do by the Stormwater Certification.
4. Per Section 15-27.C.3, site runoff storage and compensatory storage facilities shall be either constructed before or concurrently with general construction. The facilities shall be functional prior to or concurrent with any building construction that increases a site's total impervious area.
5. Per Section 15-40.A of the CSFPO, the requirement for Record Drawings (Section 15-47.B) applies to all developments that construct stormwater facilities, or include wetland, buffer or flood plain onsite. Therefore, upon construction of the development, as-built drawings of the site must be submitted to the City of Darien for review and approval. The as-built drawings must be prepared, signed and sealed by an Illinois registered land surveyor or professional engineer.

June 9, 2017

RE: SW # 17-12-0001/T52705, Carriage Greens Golf Club – Two Lot Subdivision

Incorporated Darien, DuPage County, Illinois

Page 3 of 3

6. Per Article VI "Performance Security and Easements", Section 15-54.A "General Security Requirements" of the CSFPO, the developer shall, prior to the issuance of a Stormwater Management Certification and in accordance with Section 15-40.D, post performance security. It is our understanding that the City of Darien will collect and maintain appropriate development securities as required by ordinance for the subject development.

Two (2) copies of the stormwater report and one copy of the plan set, as authorized by our office, are enclosed for your use. Please forward one copy onto the developer at time of permit issuance.

Respectfully,



Clayton Heffter

Stormwater Permitting Manager

CCH:lc

cc: Brian Broderick, Carriage Greens Country Club, 8700 Carriage Greens Dr,
Darien, IL 60561
Jiun-Guang Lin, Ridgeline Consultants, LLC, 1661 Aucutt Rd, Montgomery, IL 60538
Clayton Heffter, Stormwater Permitting Manager, DCSM
Jenna Fahey, Wetland Supervisor, DCSM
Angela Levernier, Wetland Specialist, DCSM
Jessica Spurlock, P.E., Project Engineer, DCSM
Kathy Huth-Nicholl, Division Assistant II, DCSM
File SWP #17-12-0001 (DCSM Tracking No. T52705)



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
www.dnr.illinois.gov

Bruce Rauner, Governor
Wayne A. Rosenthal, Director

September 26, 2017

Mr. Patrick Clancy
8700 Carriage Greens Drive
Darien, IL 60561-5313

**RE: Carriage Way West Unit 6, DuPage County
Endangered Species Consultation Program
EcoCAT Review #1802456**

Dear Mr. Clancy:

The Department has received your submission for this project for the purposes of consultation pursuant to the *Illinois Endangered Species Protection Act* [520 ILCS 10/11], the *Illinois Natural Areas Preservation Act* [525 ILCS 30/17], and Title 17 *Illinois Administrative Code Part 1075*. Additionally, the Department may offer advice and recommendations for species covered under the *Fish & Aquatic Life Code* [515 ILCS 5, *et seq.*]; the *Illinois Wildlife Code* [520 ILCS 5, *et seq.*]; and the *Herptiles-Herps Act* [510 ILCS 69].

The proposed action consists of a petition for a finish plat of subdivision involving Carriage Greens Golf Course subdividing its property so that two additional residential lots will be created. EcoCAT indicates the project is near known Blanding's Turtle and Northern Long-eared Bat populations. If the two additional lots will be developed, potential exists to adversely affect each species.

Records of the state-endangered **Blanding's turtle**, *Emydoidea blandingii*, are known in the project vicinity. The Department recommends any work on the project occurs during the turtle's inactive season from approximately November 1st to March 1st. If work must occur during the active season, all on-site personnel should be educated about this species and be instructed to contact the Department immediately if they are encountered in the project area. Fliers with photos of adult and juvenile Blanding's turtles, and life-history information, should be distributed to personnel. The flier should also contain contact information for the Department (Dan Kirk, Natural Heritage Division, 630-553-1372). State-listed species may not be handled without the appropriate permits pursuant to the Illinois Endangered Species Protection Act. Exclusionary fencing should be installed around the work area, trenched into the ground, and inspected daily for Blanding's turtles. Excavations should be inspected daily for trapped wildlife and safely covered overnight. Soil or other potential turtle nesting medium stockpiles should also have exclusionary fencing installed around the perimeter to discourage turtle nesting and potential harm.

If tree removal is necessary, the Department recommends no trees be felled from April 1 through October 14 to avoid potential impacts to the state and federally-threatened **northern long-eared bat**, *Myotis septentrionalis*. If these dates cannot be accommodated, a bat habitat assessment

should be conducted and results submitted to the Department and USFWS (as necessary) for review and further guidance.

Given the above recommendations are adopted, the Department has determined that impacts to Blanding's turtle and Northern Long-eared bat are unlikely. **Please notify the Department if the project will be modified to include these recommendations.**

Consultation on the part of the Department is closed, unless you desire additional information or advice related to this proposal. Consultation for Part 1075 is valid for two years unless new information becomes available which was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the action has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the project being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are unexpectedly encountered during the project's implementation, the applicant must comply with the applicable statutes and regulations.

Please contact me with any questions about this review.

Sincerely,



Adam Rawe
Resource Planner
Impact Assessment Section
Department of Natural Resources
(217)785-4984
adam.rawe@illinois.gov

**KANE-DUPAGE
SOIL AND WATER CONSERVATION DISTRICT**

**LAND USE OPINION
17-078**



September 29, 2017

**Prepared for:
City of Darien**

**Petitioner:
Broderick Holdings, LLC
8700 Carriage Green Drive
Darien, IL 60561**

Petitioner: Broderick Holdings LLC, 8700 Carriage Green Drive, Darien, IL 60561

Contact Person: Patrick Clancey, 312-494-1000

Unit of Government Responsible for Permits: City of Darien

Acres: 0.82

Location of Parcel: Section 33, Township 38 N, Range 11 E

Property Address/PIN#: Two vacant lots on Evergreen Drive between Bailey Rd and Winterberry Lane

Existing Land Use: Golf Course

Surrounding Land Use: Residential/Golf Course

Proposed Land Use: Residential

Natural Resource Concerns

Land Cover in the Early 1800's: This site is located in an area previously identified as prairie (See page 2 for more information.)

Wetlands: The DuPage County Wetland map does not identify wetland areas on this site. In the event that any indications of wetlands are identified on this site during the proposed land use change, a wetland delineation specialist who is recognized by the U.S. Army Corps of Engineers should determine the exact boundaries and value of any wetlands. (See page 3 for more wetland information.)

Floodplain: There are floodplain areas identified on this site. (See page 4)



Streams: A stream has been identified near this site. There are no streams on this site. (See page 5)

Regulations: Please note that additional permits are required for any development impacting wetlands, streams or floodplain areas. Please see page 6 for regulation information.

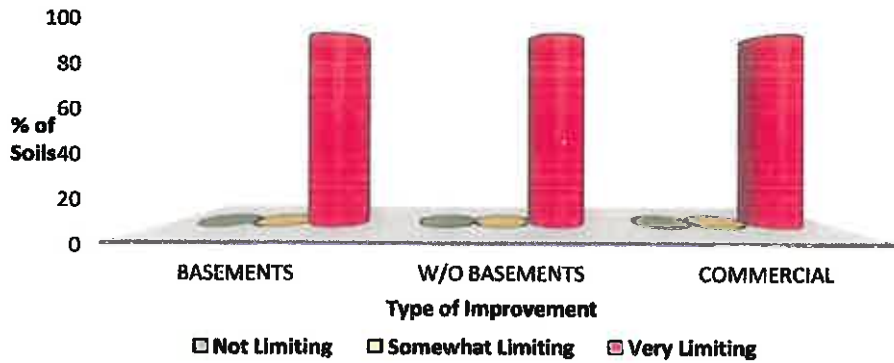
Aquifer Sensitivity: This site is classified as having very limited potential for aquifer contamination. (See page 7)

Topography and Drainage: Please refer to page 8 for information regarding site topography and drainage.

Stormwater: See page 9 for information regarding stormwater management.

Soil Erosion: Any development on this site should include a soil erosion and sediment control plan. (See page 9)

Building Limitations: Soils at this site do contain limitations for dwellings with basements, dwellings without basements, and small commercial buildings. See page 12 and attached Soils Tables located on the final pages this report. All information is from the Soil Survey of DuPage County, Illinois.



Hydric Soils: There are hydric soils identified on this site. (See page 13)



LAND USE OPINION

Land Use Opinion: The most current natural resource data indicates the following concerns for this site: **Floodplain, Soil Limitations, Soil Erosion and Sediment Control, and Stormwater Management.** Based on the information in this report, it is the opinion of the Kane-DuPage Soil and Water Conservation District Board that this site **is not suited** for the proposed use **unless** the previously mentioned concerns are addressed.

SITE INSPECTION

A site inspection was conducted by Resource Assistant, Jennifer Shroder on September 26, 2017. The following photos were taken during this inspection and reflect the site conditions at that time.



Steven Manning

From: Steven Manning
Sent: Monday, November 20, 2017 4:08 PM
To: Steven Manning
Subject: Covenants - Carriage Way West Unit 6

From: Patrick Clancy [<mailto:pclancy@rfclaw.com>]
Sent: Friday, November 17, 2017 11:06 AM
To: Steven Manning
Cc: Dan Gombac
Subject: RE: Carriage way West Unit 6

Steve, I apologize about my late response. We discussed with a prospective buyer the covenants on types of homes and what they want to do all fits within the covenants. I will be letting the neighbors know this and keep you updated with a response.

Carriage Greens / Carriage Way

Development Ordinances

O-29-72	Pre-Annexation Agreement
O-30-72	Annexing Property
O-31-72	Zoning Property R-3 PUD
O-28-77	Extend Pre-Annexation Agreement
O-41-78	Repeal O-28-77
O-03-86	Plat for Unit 3 single family
O-30-86	Plat for Unit 4
O-04-87	Plat for Unit 3 multi-family
O-28-88	Plat for Unit 1A
O-12-15	Special Use for practice facility

Development Standards Comparison

	<u>PUD</u>	<u>R-3</u>	<u>Proposed</u>
Lot size	12,000 sq.ft.	10,000 sq.ft.	16,903 sq. ft.
Lot width	85'	90'	119.35'
Lot depth	125'	100'	129.94'
Front yard		30'	30'
Side yard	10% of lot width = 8.5'	10'	10'
Rear yard	20% of lot depth = 25'	30'	30'







DuPage County
Information Technology Department
GIS Division
421 N County Farm Rd.
Wheaton, IL 60187
Ph# (630)407-5000
Email: gis@dupageco.org

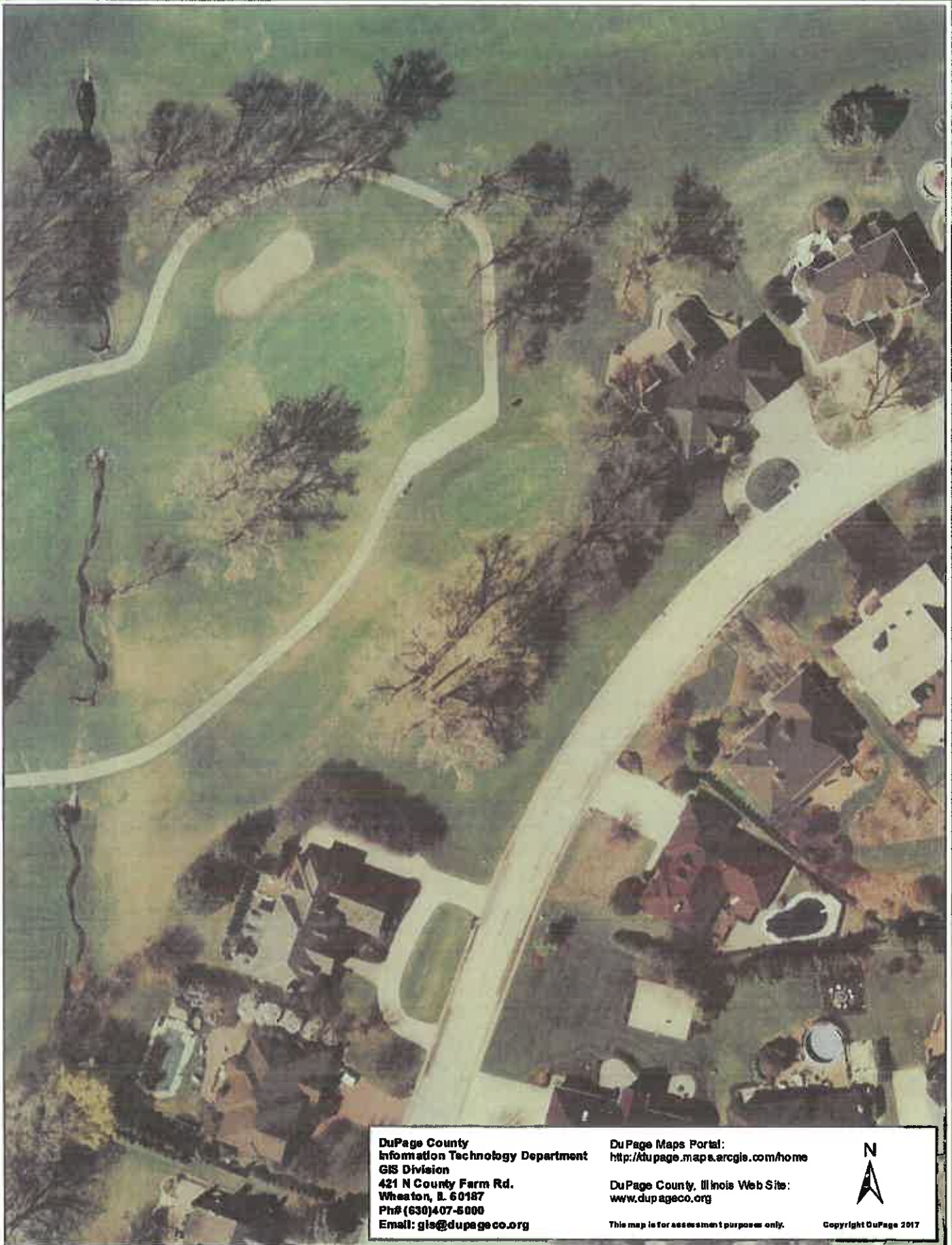
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<http://dupage.maps.arcgis.com/home>

DuPage County, Illinois Web Site:
www.dupageco.org



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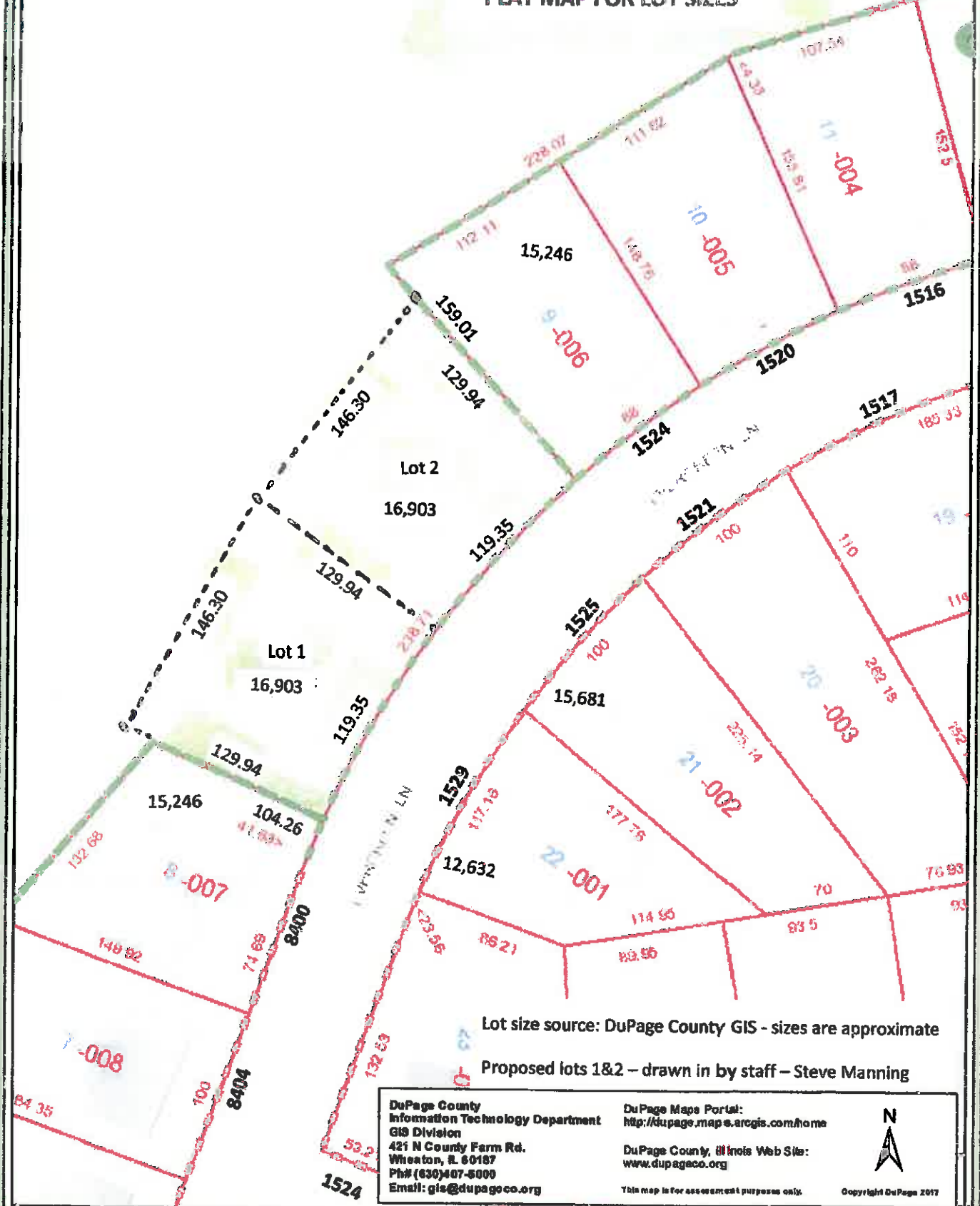
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PLAT MAP FOR LOT SIZES



Lot size source: DuPage County GIS - sizes are approximate

Proposed lots 1&2 - drawn in by staff - Steve Manning

DuPage County
Information Technology Department
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CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

November 17, 2017

City of Darien
1702 Plainfield Road
Darien, IL 60561

Attention: Steve Manning

Subject: Carriage Greens – Carriage Way Unit 6
(CBBEL Project No. 950323 H182)

Dear Steve:

As requested, we have reviewed the revised plans and stormwater submittal for the aforementioned development prepared by Ridgeline Consultants, LLC. The plans are dated October 17, 2017 and the stormwater submittal is dated February 2017. The Plat of Subdivision is dated October 11, 2017. In our opinion, the plans, plat, and stormwater submittal are in compliance with City Code.

Prior to recording the plat, the following must be obtained:

1. A letter of credit as required by City Code in the amount of \$67,445.00, which is 110% of the Engineer's Estimate must be posted. A copy of the estimate is attached.
2. Payment of school and park impact fees as required by City Code.

If you have any questions, please feel free to contact me.

Sincerely,

Daniel L. Lynch, PE, CFM
Head, Municipal Engineering Department

Attachment

Cc: Dan Gombac – City of Darien

Steven Manning

From: Dan Gombac
Sent: Wednesday, October 11, 2017 9:34 AM
To: Glen M
Cc: Steven Manning; John Murphey (JMurphey@rmcj.com); Joe Marchese; Bryon Vana; Kathy Weaver (Kathy_Weaver@AJG.com)
Subject: RE: Case 2017-04-Evergreen Resub

Good morning Glen,

While we appreciate you forwarding the covenants for the Carriage Way West Subdivision, the City will not review them. We would suggest that the covenants be forwarded to the developer's attorney and owner of the proposed development. We would also request that you engage in a conversation with them regarding being part of the HOA. Again, the City will not enforce any HOA covenants.

Steve, share this correspondence with the PZC Members.

Daniel Gombac
Director of Municipal Services
630-353-8106

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From: Steven Manning
Sent: Wednesday, October 11, 2017 9:25 AM
To: Glen M <glenalan29@gmail.com>
Cc: Dan Gombac <dgombac@darienil.gov>
Subject: RE: Case 2017-04

Glen,
My supervisor has some questions for you. See attached. Please contact him. Thanks.

Steve Manning
City Planner, AICP
630-353-8113, smanning@darienil.gov



City of Darien, 1702 Plainfield Road, 60561, www.darienil.us, 630-852-5000

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<http://www.darien.il.us/Reference-Desk/DirectConnect.aspx>

From: Glen M [<mailto:glenalan29@gmail.com>]
Sent: Wednesday, October 11, 2017 9:11 AM
To: Steven Manning
Subject: Re: Case 2017-04

Hi Steven. I am putting together a PDF file for you of the restrictive covenants and will send this afternoon.
Glen

Sent from my iPhone

On Oct 10, 2017, at 9:32 AM, Steven Manning <smanning@darienil.gov> wrote:

Glen,

Thanks for your letter. I have to make copies for the Planning and Zoning Commission. We will try to answer all questions at the hearing. I hope you can attend. In the meantime, would you send me a copy of the HOA covenants? Also, do you know if the covenants are recorded with the subject property title? Let me know how I can help.

Steve Manning

City Planner, AICP

630-353-8113, smanning@darienil.gov

<image001.png>

City of Darien, 1702 Plainfield Road, 60561, www.darienil.us, 630-852-5000

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<http://www.darien.il.us/Reference-Desk/DirectConnect.aspx>

From: Glen M [<mailto:glenalan29@gmail.com>]
Sent: Tuesday, October 10, 2017 9:16 AM
To: Steven Manning; Richard Marchese
Subject: Case 2017-04

Attached are my concerns and questions concerning the subdivision of pin 09-33-400-011 Case 2017-04 Hearing scheduled October 18.

PLease confirm receipt of this document.

Regards Glen Markowski

To Darien Planning and Zoning Commission

Subject Comments and Questions with regards to Case 2017-04

My name is Glen Markowski owner of property at 1521Evergreen Lane

My property is located adjacent to parcel 09-33-400-011. The parcel requesting subdivision in this case.

I would to register the following thoughts and questions with regards to this requested subdivisions

First and foremost I object to the approval of this for the following reasons :

1. The current vacant parcel has two major sewer drains which would have to relocated or removed. That would to add an already bad water drainage problem we have in front of that parcel.

Please call me regarding the perceived water problem at 630-353-8106 or email at dgombac@darienil.gov

The City is not aware of any bad water drainage problem.

2. Should the approval be granted what assurances to we have that the residences built would be of the same quality and statue of the existing homes. Anything less would result in a decrease to our home values.

While the City does not have architectural standards, the inquiry is a question for the developer.

3. Does the real estate agent and seller know there is an active association with rules and covenants in place.

The proposed subdivision is not part of your subdivision or association.

4. Does the real estate agent and seller know they have to give those guidelines to any potential buyer before the sale.

No Further comments

5. If for some reason those rules and guidelines do not apply here we could have a serious with people parking anything and everything in there driveways again lowering the value of our property.

Please clarify your comments regarding "anything" .

6. We as buyers of our property were not informed and ended up in a major lawsuit with the real estate agency, agent and the title company. After six months of fighting I won all the cases and in fact had the agents license suspended for six months.

No Further comments

My concern is the lack of detail about what might happen after any sale should approval be granted. Those plans and details including the home owners association as well as the type of homes to be built should be detailed out and agreed to before the subdivision is approved.

The City is requesting the developer to provide detail regarding the aesthetics of the proposed homes directly to your attention.

Thank You Glen Markowski 630 841 2933

Steven Manning

From: Dan Gombac
Sent: Wednesday, October 11, 2017 11:04 AM
To: Richard Marchese
Cc: Joe Marchese; glenalan29@gmail.com; kufmeister@comcast.net; Steven Manning; Kris Throm; Daniel Lynch; Bryon Vana
Subject: RE: Evergreen Ln Resub-Research

Good morning Richard,

As an update and follow up to our telephone conversation yesterday, the department is reviewing the following,

1. Existing sump pumps that are causing water to run in the curb line. Please note, there has been no signs of water running in the curb line for the last two days prior to the rain.
2. To clarify our recent conversation, you stated that the roadway floods temporarily at the existing storm sewer structures that front your home, 1525 Evergreen. The existing sewer is tied into the storm sewer that fronts the proposed lots on Evergreen. The storm sewer intercepts the three existing inlets on the proposed lots. The storm sewer then flows back to the south, adjacent to the golf course. This storm sewer does not tie into the Bailey Road. The department will be inspecting the existing storm sewer from Evergreen to the outfall location and review for blockages or any other deficient issues that may be related to the street flooding. During the rain event yesterday at approximately 7:00pm there was no water ponding at the structures. Please forward us any pictures regarding the past flooding.

We will keep all posted to our findings.

Sincerely,

Daniel Gombac
Director of Municipal Services
630-353-8106

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From: Dan Gombac
Sent: Tuesday, October 10, 2017 2:59 PM
To: 'Richard Marchese' <rmarc7828@aol.com>; 'Daniel Lynch' <dlynch@cbbel.com>
Cc: Joe Marchese <jmarchese@darienil.gov>; glenalan29@gmail.com; kufmeister@comcast.net; Steven Manning

<smanning@darienil.gov>; Kris Throm <kthrom@darienil.gov>

Subject: RE: Evergreen Ln Resub-Research

Richard,

Please see my comment below, Dan please confirm my statement below regarding detention.

Sincerely,

Daniel Gombac

Director of Municipal Services

630-353-8106

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From: Richard Marchese [<mailto:rmarc7828@aol.com>]

Sent: Tuesday, October 10, 2017 2:00 PM

To: Steven Manning <smanning@darienil.gov>; Dan Gombac <dgombac@darienil.gov>

Cc: Joe Marchese <jmarchese@darienil.gov>; Maria Gonzalez <mgonzalez@darienil.gov>; glenalan29@gmail.com; kufmeister@comcast.net

Subject: Re: Evergreen Ln Resub-Research

Hello Steve,

Regarding case #2017-04 what exactly is be rezoned. Your notification letter say split one lot into two lots. Is that what is meant by rezoning?

Can you explain why lot having PIN# 09-33-400-011 was left vacant for 30 years while homes were built all around it?

The property is currently part of the golf course, thus the rezoning consideration.

As near as I can tell there are remaining flooding issues and that land was designated for retention.

The City has no records on file that the two lots were designed as detention. The existing three storm sewers on the property collect storm water from the depressions and flows to Evergreen and to Bailey.

I would appreciate your insight.

Thank you,

Rich

Richard Marchese

Steven Manning

From: Dan Gombac
Sent: Monday, November 20, 2017 2:08 PM
To: Richard Marchese; Steven Manning
Cc: glenalan29@gmail.com; kufmeister@comcast.net; Mojo82952@aol.com; kathy.abbate1@gmail.com; Joe Marchese; Bryon Vana; Kathy Weaver (Kathy_Weaver@AJG.com); Kris Throm
Subject: RE: Evergreen Lane Flooding and Ice Condition
Attachments: RE: Follow up Storm Sewer

Good afternoon Richard,

We are in receipt of your e-mail dated November 11, 2017. Regarding your statement about flooding is unfounded. The City Staff does agree there is a safety concern regarding the icing and residual flow of storm water from upstream side yards. Attached is an email that was forwarded on October 17, 2017 regarding the concern.

Regarding your statement of relationship between the City Engineer and the sellers engineer is unclear. Please expound and Staff will review further.

Steve, please include the below email with the upcoming Evergreen Sub agenda memo.

Sincerely,

Daniel Gombac
Director of Municipal Services
630-353-8106

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From: Richard Marchese [<mailto:rmarc7828@aol.com>]
Sent: Saturday, November 11, 2017 12:04 PM
To: Steven Manning <smanning@darienil.gov>; Dan Gombac <dgombac@darienil.gov>; Joe Marchese <jmarchese@darienil.gov>
Cc: glenalan29@gmail.com; kufmeister@comcast.net; Mojo82952@aol.com; kathy.abbate1@gmail.com
Subject: Evergreen Lane Flooding and Ice Condition

Hello All,

Yesterday was the first hard freeze and these pictures show what happens on our street during the winter. I don't think we should have to straddle ice ponds to retrieve our mail, nor slide into the street when backing out of our driveway. This morning the ice was even wider. This is not what I expected for \$12,000 in taxes.

Since the building commission approved (6-3) the re-zoning over our objections to the constant flooding and the potential for more when the 4 catch basins on the newly zoned lots are moved, I must insist that this problem be solved before new construction is started.

Further, I am calling for a moratorium on the further development on the newly re-zoned lots until the flooding implications are further studied. I also suggest that an unbiased engineer be used for the analysis. The engineer who designed the new flood plan was hired by the seller and is too close to the city engineer and managers. I, and others, sensed this closeness when he was prodded several times by the city engineer to highlight benefits of the flood design to the committee. The committee was leaning toward waiting for more flood impact study until this prodding worked. Still for ten minutes none on the committee would present the proposal for a vote. It was clear based on the questions that several on the committee questioned the design.

There is a reason that land was left undeveloped for 30+ years and the Du Page County flood map shows how the area to be developed is in a flood plain. All I am asking for is to correct the current flooding condition and to further study the impact further development will have on our community.

Thank you,

Rich Marchese





Richard Marchese
marc7828@aol.com
708-638-7647 cell

Steven Manning

From: Dan Gombac
Sent: Tuesday, October 17, 2017 3:23 PM
To: KENNETH L KUFNER
Cc: Richard Marchese; glenalan29@gmail.com; KENNETH L KUFNER; Joe Marchese; Bryon Vana; Steven Manning; Kris Throm; Regina Kokkinis
Subject: RE: Follow up Storm Sewer
Attachments: Message from KMBT_654

Good afternoon Ken,

During our recent review of the ongoing residual storm water flow that exits to the curb and gutter onto Evergreen, it has been determined that the flow originates from the side yards of 1521 and 1529 Evergreen. Storm water from the south east of the subdivision and flows towards said side yards. Based on our recent conversations, it has been brought to our attention that ice conditions develop fronting the driveways between 1521 and 1529. The staff will be requesting maintenance funding to address the icing hazard. The proposed project would be targeted for May of 2018. Please forward any pixs that you may have for the icing problem as previously stated. The proposed project would include the installation of storm sewer inlets and piping adjacent to the curb lines as per the proposed aerial view.

Please let me know if there are any additional comments or questions regarding this matter.

Sincerely,

Regina, please add to Budget file.

Daniel Gombac
Director of Municipal Services
630-353-8106

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From: KENNETH L KUFNER [<mailto:kufmeister@comcast.net>]
Sent: Sunday, October 15, 2017 9:21 PM
To: Dan Gombac <dgombac@darienil.gov>
Subject: puddles

tomorrow take a ride during your morning coffee break to my house at 1529 evergreen lane - bring your gulashes for a giant step over the water in reaching my mail box.

Steven Manning

From: Dan Gombac
Sent: Monday, November 20, 2017 10:21 AM
To: KENNETH L KUFNER; Steven Manning
Cc: Richard Marchese; glenalan29@gmail.com; KENNETH J KUFNER; kathy.abbate1@gmail.com; Joe Marchese; Kathy Weaver (Kathy_Weaver@AJG.com); Bryon Vana
Subject: RE: oct 18 meeting-FEED BACK FROM MR KUFNER

Good morning Ken,

We are in receipt of your below e-mail and will include the correspondence to be within the agenda memo for the proposed subdivision.

Sincerely,

Steve,
Please include the e-mail as addition info.

Daniel Gombac
Director of Municipal Services
630-355-8106

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From: KENNETH L KUFNER [mailto:kufmeister@comcast.net]
Sent: Tuesday, November 07, 2017 11:36 AM
To: Dan Gombac <dgombac@darienil.gov>
Cc: Richard Marchese <rmarc7828@aol.com>; glenalan29@gmail.com; KENNETH J KUFNER <kkufnerk@aol.com>; kathy.abbate1@gmail.com
Subject: RE: oct 18 meeting

good morning mr gombac. we're back home and i thought i might reply to your email of the 1st. for starters i am a tad surprised by the apparent upset of some of our city employees given my use of the simple 4-letter word "bias" bias - which may be further defined as a slant, bent, leaning, proclivity - i love that word, et alia is simply a frailty of human nature which we usually receive in childhood from our parents and continue to accumulate as we wend our way through life. i realize that all biases are not bad; love of family, friends, country are all splendid virtues. i hope that explanation satisfies your question. now as regards the hearing of the 18th: i was not in attendance and i believe you were not

there either. therefore my reading of the events of the session are based on conversations with and emails from those neighbors who were. 1.) the gentleman who presented the scheme of changing the topography of the golf course using dump trucks filled with dirt and driving all over the place was not a professional engineer - education received from? 2.) he apparently had limited use of the english language - very difficult to understand, a recent immigrant from asia? 3.) mr manning, and although i am told he had the courtesy of allowing concerned neighbors to have a say, seemed to be in a hurry to get things over and done with. and 4.) regarding the 6 "aye-rs" - i presume they are members of the city of darien and that they are not members at the golf course nor members of the broderick familie. that's all for now. wishing you a happy dad. ken kufner

On November 1, 2017 at 9:19 AM Dan Gombac <dgombac@darienil.gov> wrote:

Good morning Ken,

Steve has forwarded your e-mail regarding the proposed subdivision on Evergreen. Please elaborate on your e-mail regarding the following statement:

"he provided additional detail suggesting we home-owners should have won the day based on the info provided by you and he but i guess where bias is concerned results are usually pre-judged."

Feel free to give me a call to further discuss any items that may need further discussion, clarification or you would like to review the public hearing tape.

Sincerely,

Daniel Gombac

Director of Municipal Services

630-353-8106

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n/CityNews.html)

From: Steven Manning
Sent: Wednesday, November 01, 2017 9:09 AM
To: Dan Gombac <dgombac@darienil.gov>
Subject: FW: oct 18 meeting

fyi

From: KENNETH L KUFNER [<mailto:kufmeister@comcast.net>]
Sent: Monday, October 30, 2017 4:35 PM
To: Richard Marchese; kathy.abbate1@gmail.com
Cc: Steven Manning
Subject: oct 18 meeting

hi neighbors we're back home and if i understand this correctly - per my son's version of the session - a motion was passed, 6 for and 3 against, for the proposed re-zoning of the golf course adjacent to evergreen lane. he provided additional detail suggesting we home-owners should have won the day based on the info provided by you and he but i guess where bias is concerned results are usually pre-judged. if i'm missing something please let me know. thanks



CITY OF DARIEN PUD STANDARDS

(Abstracted from Section 5A-3-3 of the City Code)

1: SIZE

Unless unusual conditions are present which allow effective planning upon a smaller site or as otherwise provided in this Section or in the zoning districts of the Zoning Title, all planned unit developments shall be required to contain a minimum of three (3) acres, except; B-1: 40,000 square feet, B-2: 2 acres, B-3: 6 acres.

2: COMPATIBILITY:

The uses permitted in such development are compatible with the uses immediately adjacent to the site and are not of such a nature, of such density or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood.

3: UNIQUE FEATURES:

The site plan effectively treats the developmental possibilities of the subject property, making appropriate provisions for the preservation of streams, wooded areas, scenic views, flood plain areas, and similar physical features.

4: RESIDENTIAL DENSITY:

- (A) Residential Densities Within PUD: Residential densities within planned unit developments shall not exceed the following maximum numbers per gross residential acre within each zoning district: R-1:2.5, R-2 4.5: 4.5, R-3: 7.0.
- (B) Calculation Of Gross Residential Density: The gross residential density shall be the ratio between the total number of dwelling units and the gross land area:
 - 1. The gross land area shall include the following:
 - (a) Any proposed right of way within the planned unit development;
 - (b) Any land to be contributed for governmental uses;
 - (c) All storm water management, regulatory wetlands, and flood plain areas; and
 - (d) All land to be used for recreational uses.
 - 2. The gross land area shall not include the following:
 - (a) Any right of way or easements for roadways, on the perimeter of the planned unit development, existing prior to the development of the planned unit development; and
 - (b) All land to be used for nonresidential uses.

5: PARKING REQUIREMENTS:

Adequate parking shall be provided as required by Chapter 11 of this Title unless specifically varied.

6: SUBDIVISION CONTROLS:

The provisions of the Darien Subdivision Ordinance shall be adhered to, unless a specifically varied.

7: TRAFFIC CONTROL; PUBLIC AND PRIVATE STREETS:

- (A) Traffic: Adequate provision shall be made to provide ingress and egress so designed as to minimize traffic congestion in the public streets. The site will be accessible from public roads which are adequate to carry the traffic that will be imposed upon them by the proposed development. The streets and driveways on the site of the proposed development shall be adequate to serve the uses located in the proposed development. Traffic-control signals will be provided without expense to the City when the City Council determines that such signals are required to prevent traffic hazards or congestion in adjacent streets.
- (B) Streets, Public And Private: Private streets may be permitted in R-3 planned unit developments where unique design concepts, site topography, site dimensions, site area,

City of Darien 1702 Plainfield Road Darien, IL 60561

Office: 630-852-5000 Fax: 630-852-4709 www.darienil.us

and/or flood plain areas warrant their use. Public or private streets in residential planned unit developments shall also be in accordance with the following:

1. Areas less than five (5) acres, private streets not permitted.
2. Reduced width rights of way and/or pavement widths may be permitted for public streets where site conditions warrant their use.
3. Private streets' pavements shall have a minimum width of thirty feet (30') back-to-back and shall be constructed to City specifications for Class C construction standard for minor streets including curb and gutter.
4. Private streets may not be used for any street other than a minor street.
5. Where common driveways are used to provide access to multiple-dwelling units, there shall be at least one driveway access to a public or private street for every forty (40) dwelling units.

8: OPEN SPACE:

A minimum of twenty five percent (25%) of the total gross area of a residential planned unit development shall consist of common open space; no area within thirty feet (30') of any building or structure, except one used for recreational purposes, shall be included in the computation of the open space requirement. This requirement may be partially or totally waived by the City Council whenever a substantial amount of the land of the planned unit development is proposed for development as single-family residential units.

9: YARDS AND SPACES BETWEEN BUILDINGS:

- (A) The required yards or setbacks within the interior of the planned unit development, but not along the periphery of the planned unit development, may be modified within the ordinance granting the planned unit development. The required yards or setback as aforesaid may receive modifications of up to fifty percent (50%) of the standards set forth in the underlying zoning districts and may be used for parking or other purposes.
- (B) Buildings of more than twenty four feet (24') in height shall provide a setback from any property line of not less than equal to the height of such buildings.
- (C) No minimum horizontal distance between buildings is established; provided, however, that good planning standards are followed and that there is sufficient space between buildings to provide for adequate fire protection.

10: EXCEPTIONS FROM ZONING DISTRICT STANDARDS:

The planned unit development may depart from strict conformance with the required density, dimension, area, zoning district size, height, bulk, use, and other regulations of the underlying zoning district to the extent specified in the preliminary and final plans and documents authorizing the development, so long as the development will not be detrimental to or endanger the public health, safety, and welfare of the residents of the City.

11: SIGNS:

All signs in the planned development shall comply with the Darien Sign Ordinance.

12: PERFORMANCE STANDARDS:

All planned business and office and industrial developments shall comply with the performance standards specified by Chapter 12 of this Title.

13: LANDSCAPE STANDARDS:

All planned unit developments shall comply with the landscaping standards in Chapter 10 of this Title.

14: UTILITIES:

All of the planned unit developments shall provide for underground installation of utilities (including electricity, telephone and cable) in both public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm water facilities including grading, gutters, piping, and treatment of turf to handle storm waters.

15: OWNERSHIP:

The site of the planned unit development must be under single ownership or unified control.

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
October 18, 2017**

PRESENT: Chairperson Lou Mallers, Robert Cortez, Robert Erickson, Bryan Gay, Andrew Kelly, John Laratta, Brian Liedtke, Ray Mielkus, Mary Sullivan, Steven Manning - City Planner, Elizabeth Lahey, Secretary

ABSENT: None

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

- A. Public Hearing Case: PZC 2017-04 Evergreen Lane (Carriage Way Unit 6) Petitioner Brian Broderick seeks approval of an amendment to the Carriage Greens Planned Unit Development that would include a subdivision of a 28 acre parcel to create 2 new single family lots that would front Evergreen Lane southwest of the house at 1524 Evergreen Lane.**

Mr. Steven Manning, City Planner reported that the petitioner, Mr. Brian Broderick, owner of the Carriage Greens Country Club is seeking approval to subdivide a 28 acre parcel of the golf course into three lots, two of which would become single family homes that would front Evergreen Lane and that the third lot would remain used for the golf course.

Mr. Manning reported that the subdivision would increase the density of the PUD that was approved for this property. He reported that he received correspondence regarding the public hearing from Richard Marchese and Kenneth Kufner which was provided in the agenda packet. He further reported that the petitioner, his attorney and the engineer are present.

Mr. Pat Clancey, Attorney for the petitioner provided a brief overview of the request to subdivide the proposed property into two lots. He stated that the development will benefit the City as well as the neighborhood.

Mr. Juang Lin, Project Engineer provided drawings of the proposed plan and stated that the sanitary and water main are available. He stated that they followed the strict storm water management and provided water drains to the low point of the property to a catch basin to carry water to a storm sewer. Mr. Lin stated that more than half of the lot will flow to the street and the other half to the creek. He stated that the development will help the storm water and that it was designed to meet the storm water management ordinance. Mr. Lin stated that he is working very closely with Mr. Manning and Dan Lynch, City Engineer.

Commissioner Laratta questioned how long it takes for the rain to gather.

Mr. Lin reported that there is ten minutes to flow before it drains into the open grid. He stated that half will sheet drain to the creek which takes approximately thirty minutes. Mr. Lin stated that the longer it drains it allows for more time to soak into the grass.

Commissioner Laratta questioned who reviewed the wetland area.

Mr. Lin reported that a wetland consultant was hired to see if the development would be impacted. He reported that the City of Darien as well as the DuPage County review the plans and that the Army Corp of Engineers do not review the plan.

Mr. Manning stated that currently there are five catch basis with three on the property site and two on the corners. He reported that the petitioner is providing two additional catch basins which will improve the property.

Mr. Manning asked the petitioner to explain the compensatory storage system.

Mr. Lin reported that they will fill in the area and will excavate the existing creek to compensate.

Mr. Manning stated that there will be a catch basin below and an inlet above with two inlets along Evergreen Lane fronting Lot 2 and connecting to the storm sewer. He stated that the two lots will have three catch basins and four on the outside.

Commissioner Laratta questioned if there was anything in the compensatory area that is detrimental to the area.

Mr. Lin reported that there are no existing utilities. He reported that the property will also have a swale along the side yard with a 2% slope based on City Code which will flow to the curb to street and picked up by the two current structurers.

Commissioner Liedtke questioned the endangered species and who determined the report.

Mr. Lin reported that they hired a wetland consultant determined that there are no endangered species nearby.

Chairperson Mallers opened the meeting to anyone wishing to present public comment.

Mr. Rich Marchese stated that the property has been left vacant for 35 years and that the swale on the south side of Evergreen Lane has significant issues. He stated that the lots were left undeveloped because of the open area. He provided the PZC with a report showing photos of the flooding. He stated that he is not in favor of the proposal.

Chairperson Mallers questioned if the City is aware of the flooding and if anything is being done to alleviate the concerns.

Mr. Manning reported that the City is proposing to install more catch basins on Evergreen Lane. He reported that the City tested the drain tiles and found blockage. He further reported that the City is making every effort to research and provide potential solutions. He stated that the two lots are not flowing onto the street.

Ms. Kathy Abate stated that she has owned her home for 30 years and that the flooding was there since day one. She stated that this was always a problem and that she was told by the builder at the time that they would never build there because of the water. She further stated that she did not see why two homes needed to be built there.

Mr. Marchese stated that he also provided photos of the area that was repaved and continues to flood. He questioned when the property was purchased.

Mr. Brian Broderick, petitioner stated that he believed that his family purchased Carriage Greens in 1980.

Ms. Michelle Markowski stated that there is flooding in her back yard after her neighbor put in an in ground pool. She stated that she is concerned with the two lots and that they will not be part of the same covenants.

There was much discussion from the homeowners and the covenant and if the developer was aware of the covenants. Ms. Markowski stated that she would like to work with the developer to keep the covenants the same.

Chairperson Mallers stated that the covenants are not a City issue but suggested that there be discussion between the home owners and the developer.

Mr. Manning stated that the City does not have standards for architecture. He did however state that the City has Code for compatibility, lot size and building area. He reported that the lot sizes are larger and the building pad larger.

Mr. Clancey stated that the petitioner will be working with the buildings and that there is no plan for stick buildings. He stated that they believe that the new development will increase values and that they do not have any plans to allow structures that the will diminish property value. Mr. Clancey stated that they can discuss with the builders to join the covenants.

Ms. Abate stated that there are only covenants and not a home owners association. She stated that the covenants are reported to the County with specified items which are stricter than City Code.

Commissioner Erickson questioned if anyone has shared the covenants with Mr. Broderick.

Mr. Manning reported that the Mr. Broderick was provided a report including the covenants.

Commissioner Gay questioned who monitors the covenants.

Mr. Abate stated that the homeowners police the covenants.

Commissioner Kelly questioned if the Engineer has specific expertise with flood plains and storm water. He asked if the Engineer could say that the homes will not flood.

Mr. Lin stated that he has been an Engineer since 2004 and is a Certified Flood Plain Manager. He stated that he provided the process of how the water will drain but it is complicated. He stated that they will provide pipes which will flow downstream and that their plan will be fair to the homeowners. Mr. Lin stated that the development will follow the storm water ordinances and that it will not adversely affect the neighbors. He reported that two thirds of the water will not be directed to the storm sewer.

Mr. Kelly questioned if Mr. Lin was sure.

Mr. Lin stated that he was sure and that he gave his word.

Ms. Maryanne Yates stated that she was one home away from the development and that she moved into the area eleven years ago. She stated that the covenants are orderly and well-kept

and that the proposed lots do not look like they will fit with the neighborhood. She questioned how a decision can be made without the builders.

Ms. Markowski stated that there are four or five homes behind the creek along the south and if they will be affected.

Mr. Lin stated that the closest home to the creek is at least 100 feet away and that the water that travels to the creek will not impact the area.

Commissioner Kelly stated that he would like further analysis of the effect on the neighbors.

Chairperson Mallers stated that there are a lot of questions and that there needs to be additional conversation between the two groups.

Mr. Ken Kufner stated that he and his family moved into their home in 1988 and flooding is always a problem. He stated that curbs and streets were redone and that the water issues still exist. Mr. Kufner stated that flooding is so bad that you have to leap over a stream to get to the mailbox. He stated that the roads are not as flat as they should be and that the sewers cannot keep up. Mr. Kufner stated that building the two lots is a huge mistake because there are a lot of unknowns. He questioned if the meeting was videotaped because the audience could not see the easel.

Mr. Mallers stated that the meetings are not videotaped and that there is secretary to take the minutes.

Mr. Kufner read his email which was provided to the City staff stating that he is concerned about the flood plain, congestion and increased noise. He noted that the City is not enforcing dog laws.

Chairperson Mallers stated that the dog laws are not reflective for the discussion regarding this proposal.

Mr. Mike Wallrick stated that he was concerned with density.

Mr. Manning reported that the proposal meets Darien Code and that the area is zoned R-3 and is called for in the Comprehensive Plan.

Mr. Brian Broderick stated that he would be more than respectful to the home owner covenants and that he and his attorney are willing to work together with the neighbors.

Mr. Clancey stated that his contact information can be obtained from the City staff.

Commissioner Kelly stated that there is a lack of clarity on flooding and he would like to continue the hearing after the two groups have talked. He stated that he was concerned if the plan will adversely affect the area and that the Engineer could not support his storm water plan.

It was agreed that Mr. Lin supported his plan.

At 8:10 p.m. Chairperson Mallers closed the public hearing.

Commissioner Gay stated that the petitioner provided the best management practices. He stated that he is confident that there is less than a 3% overall change. He further stated that it does change the character of the area because it has been open space.

Commissioner Erickson stated that Mr. Broderick is open for discussion and Mr. Lin cannot correct the 30 year problem but that this is valid plan for two lots.

Commissioner Liedtke stated that he did not believe that any other information was needed. He stated that the covenants are a separate issue and not a City issue.

Commissioner Liedtke made a motion and it was seconded by Commissioner Gay recommending approval of PZC 2017 -04 an amendment to the Carriage Greens Planned Unit Development that would include a subdivision of a 28 acre parcel to create 2 new single family lots that would front Evergreen Lane southwest of the house at 1524 Evergreen Lane including:

- 1. Size-total PUD remains over 3 acres**
- 2. Compatibility – single family land use not detrimental to surrounding neighborhood**
- 3. Natural features appropriate provision is made for floodplain and other features**
- 4. Density – not exceeding density standards set for this PUD**
- 5. Parking-adequate provision is made for the single family units**
- 6. Subdivision -- conforms to code standards for plan and plans**
- 7. Traffic –potential congestion is minimized**
- 8. Open Space-sufficient open space remains in the total PUD**
- 9. Yards-proposed setbacks conform to the standards set this PUD**
- 10. Exceptions-no variations are proposed**
- 11. Signs-no signs are proposed**
- 12. Performance standards –no business uses are proposed**
- 13. Landscaping – no landscaping variations are proposed**
- 14. Utilities-appropriate provision is made for storm water management**
- 15. Ownership-the site is under single ownership or unified control**

Upon roll call vote, THE MOTION CARRIED 6-3.

AYES: Cortez, Gay, Laratta, Liedtke, Mielkus, Mallers

NAYS: Erickson, Kelly, Sullivan

Mr. Manning reported that this would be forwarded to the Municipal Services Committee.

CORRESPONDENCE

None.

OLD BUSINESS

Mr. Manning provided an update on the Workshop on September 20th.

Commissioner Cortez stated that the Workshop was very informative and that a case study would have been helpful.

NEW BUSINESS

None.

APPROVAL OF MINUTES

Commissioner Gay made a motion and it was seconded by Commissioner Laratta to approve the June 7, 2017 Regular Meeting Minutes.

Upon roll call vote, **THE MOTION CARRIED UNANIMOUSLY 9-0.**

NEXT MEETING

Chairperson Mallers announced that the next meeting is scheduled for Wednesday, November 1, 2017 at 7:00 p.m.

ADJOURNMENT

With no further business before the Commission, Commissioner Erickson made a motion and it was seconded by Commissioner Cortez. Upon voice vote, **THE MOTION CARRIED unanimously and the meeting adjourned at 8:41 p.m.**

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Lou Mallers
Chairman

ORDINANCE NO. _____

**CITY OF DARIEN
DU PAGE COUNTY, ILLINOIS**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING A
PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT**

(PZC 2017-04 Evergreen Lane, Carriage Way West Unit 6)

**ADOPTED BY THE
MAYOR AND CITY COUNCIL
OF THE
CITY OF DARIEN**

THIS _____ DAY OF _____, 2017

**Published in pamphlet form by authority
of the Mayor and City Council of the City
of Darien, DuPage County, Illinois, this
_____ day of _____, 2017.**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING A
PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT**

(PZC 2017-04 Evergreen Lane, Carriage Way West Unit 6)

WHEREAS, the City of Darien is a home rule unit of local government pursuant to the provisions of Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of local government, the City may exercise any power and perform any function pertaining to its government except as limited by Article VII, Section 6; and

WHEREAS, the property legally described in Section 1 (the "Subject Property"), is zoned R-3 Multi-Family Residence pursuant to the Darien Zoning Ordinance; and

WHEREAS, heretofore, the City adopted Ordinance No. O-31-72 on September 18, 1972, "An Ordinance Amending the Zoning Ordinance of the City of Darien, DuPage County, Illinois", approving a special use for a planned unit development including residential, golf course, recreational, and commercial uses; and

WHEREAS, a petition has been filed to amend the existing special use in order to subdivide part of the golf course land creating two new single family residence lots; and

WHEREAS, pursuant to proper legal notice, a public hearing on said petition was held before the Planning and Zoning Commission on October 18, 2017; and

WHEREAS, the Planning and Zoning Commission at its regular meeting of October 18, 2017, has forwarded its findings and recommendation of approval of said petition to the City Council; and

ORDINANCE NO. _____

WHEREAS, on November 27, 2015, the Municipal Services Committee of the City Council reviewed the petition and has forwarded its recommendation of approval of said petition to the City Council; and

WHEREAS, the City Council has reviewed the findings and recommendations described above and now determines to grant the petition subject to the terms, conditions and limitations described below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, as follows:

SECTION 1: Subject Property. This Ordinance is limited and restricted to the property generally located at Evergreen Lane, Darien, Illinois, and legally described as follows:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER FOR 1236.47 FEET TO THE WESTERLY LINE OF BAILEY ROAD; THENCE SOUTH 07 DEGREES 44 MINUTES 02 SECONDS EAST, ALONG SAID WESTERLY LINE, FOR 226.00 FEET; THENCE SOUTH 74 DEGREES 01 MINUTES 01 SECONDS WEST FOR 404.71 FEET; THENCE SOUTH 59 DEGREES 17 MINUTES 58 SECONDS WEST FOR 228.07 FEET; THENCE SOUTH 40 DEGREES 21 MINUTES 18 SECONDS EAST RADially FOR 159.01 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 570.00 FEET, FOR AN ARC DISTANCE OF 238.71 FEET; THENCE NORTH 64 DEGREES 20 MINUTES 59 SECONDS WEST, RADially, FOR 104.26 FEET; THENCE SOUTH 42 DEGREES 25 MINUTES 30 SECONDS WEST FOR 227.90 FEET; THENCE SOUTH 23 DEGREES 20 MINUTES 48 SECONDS WEST FOR 426.17 FEET; THENCE SOUTH 01 DEGREES 15 MINUTES 45 SECONDS EAST FOR 261.88 FEET; THENCE WESTERLY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 1783.00 FEET, A TANGENT TO WHICH THE LAST DESCRIBED POINT FORMS AN ANGLE OF 91 DEGREES 17 MINUTES 49 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, FOR AN ARC DISTANCE OF 235.98 FEET TO THE WEST

ORDINANCE NO. _____

LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 14 MINUTES 21 SECONDS EAST, ALONG SAID EAST LINE TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND WEST OF CARRIAGE WAY WEST UNIT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24 1987 AS DOCUMENT NO. R87-025604 AND NORTH OF THE WESTERLY EXTENSION OF THE 1783.00 FOOT RADIUS CURVE ALONG THE SOUTH LINE OF LOT 1 IN SAID CARRIAGE WAY WEST UNIT NO. 3 AND LYING WEST OF BAILEY ROAD IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-33-400-011

SECTION 2: Special Use Amended. The special use planned unit development heretofore granted by Ordinance No. O-31-72 is hereby amended to approve the subdivision of the Subject Site in to three lots -- Lots 1 and 2 are to be used for the construction of two single family houses and Lot 3 to continue to be used for golf course.

SECTION 3: Site Plan Approval. The Subject Property shall be developed in substantial compliance with the following plans:

- A. Final Plat of Subdivision, Carriage Way West Unit 6, containing 2 sheets, prepared by Ridgeline Consultants, date stamp received by City of Darien Oct 11, 2017.
- B. Site Improvement Plans, Carriage Way West Unit 6, containing 8 sheets, prepared by Ridgeline Consultants, date stamp received by City of Darien Oct 11, 2017.

SECTION 4: Conditions of Approval: The Subject Property shall be developed in substantial compliance with the following certification:

- A. A Storm Water Management Permit reviewed and recommended by DuPage County Storm Water Management department and the City Engineer.

SECTION 5: Home Rule. This ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b)

ORDINANCE NO. _____

legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the City of Darien that to the extent of the terms of this ordinance should be inconsistent with any non-preemptive state law, that this ordinance shall supercede state law in that regard within its jurisdiction.

SECTION 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this ____ day of _____, 2017.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this _____ day of _____, 2017.

ATTEST:

KATHLEEN MOESLE WEAVER, MAYOR

JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

ORDINANCE NO. _____

CITY ATTORNEY

**MINUTES
CITY OF DARIEN
MUNICIPAL SERVICES COMMITTEE
SPECIAL MEETING
November 6, 2017**

PRESENT: Alderman Joseph Marchese – Chairman, Alderman Thomas Belczak, Alderman Thomas Chlystek, Dan Gombac – Director, Steven Manning - City Planner

ABSENT: None

ESTABLISH QUORUM

Chairman Joseph Marchese called the meeting to order at 6:20 p.m. at City Hall Council Chambers, Darien, Illinois and declared a quorum present.

NEW BUSINESS

- a. **RESOLUTION - To enter into an engineering agreement with Christopher B. Burke Engineering, Ltd. for the 2018 Street Maintenance Program, in an amount not to exceed \$32,748.00.**

Mr. Dan Gombac, Director reported that this is an engineering agreement for the 2018 Street Maintenance Program. He reported that the total is approximately 5.7 miles. He reported on the streets noted in the agenda memo. He further reported that the cores will start to drop off and by 2019/2020 there should be no more cores.

There was no one in the audience wishing to present public comment.

Alderman Chlystek made a motion and it was seconded by Alderman Belczak approval of an engineering agreement with Christopher B. Burke Engineering, Ltd. for the 2018 Street Maintenance Program, in an amount not to exceed \$32,748.00.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 3-0.

- b. **RESOLUTION - Authorizing the Mayor to enter into an engineering agreement with Christopher B. Burke Engineering, Ltd. for pavement corings for the proposed 2018 Street Maintenance Program, in an amount not to exceed \$8,900.00.**

Mr. Dan Gombac, Director reported that this agreement is for a pavement study consisting of 35 pavement corings for the 2018 Street Maintenance Program. He reported that the cost is lower this year at \$8,900 and was budgeted for \$13,200.

There was no one in the audience wishing to present public comment.

Alderman Chlystek made a motion and it was seconded by Alderman Belczak approval authorizing the Mayor to enter into an engineering agreement with Christopher B. Burke Engineering, Ltd. for pavement corings for the proposed 2018 Street Maintenance Program, in an amount not to exceed \$8,900.00.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 3-0.

- c. **MOTION - Authorizing the purchase of 511 banners from Quinn Flags for the City of Darien Banner Program, in an amount not to exceed \$21,436.45. 25 double banner brackets from Bannerville USA, in an amount not to exceed amount of \$2,875.00. 50 6-foot diameter holiday wreaths from Houzz, in an amount not to exceed amount of \$6,649.50. 5 Pre-lit holiday trees from Balsam Hill, in an amount not to exceed \$4,696.98.**

Mr. Dan Gombac, Director reported that the existing banners are 20-25 years old and in poor condition. He reported that Attorney Murphy determined that Darien not put up banners for other organizations.

Mr. Gombac reported that staff revamped the banner program with the main concentration in the center of town. He reported that staff is also proposing holiday trees and wreaths.

Alderman Belczak stated that he preferred to see all the trees prelit with clear lights. Mr. Gombac stated that all clear lights would change the total to \$4,396.98. Chairperson Marchese stated that he would mention this during the City Council meeting.

There was no one in the audience wishing to present public comment.

Alderman Belczak made a motion and it was seconded by Alderman Chlystek approval authorizing the purchase of 511 banners from Quinn Flags for the City of Darien Banner Program, in an amount not to exceed \$21,436.45. 25 double banner brackets from Bannerville USA, in an amount not to exceed amount of \$2,875.00. 50 6-foot diameter holiday wreaths from Houzz, in an amount not to exceed amount of \$6,649.50. 5 Pre-lit holiday trees from Balsam Hill, in an amount not to exceed \$4,396.98.

Upon voice vote, **THE MOTION CARRIED UNANIMOUSLY 3-0.**

- d. **RESOLUTION - Accepting a proposal from Associated Technical Services (ATS) for the 2017 Water Leak Survey, Valve Exercising Program and creating GIS Valve and Hydrant Database in the amount of \$81,826.82. Included is a per unit cost for the Leak Location Phase in the amount of \$395.00 per mainline or service leak, and \$95 per fire hydrant leak or mainline valve for a total amount not to exceed \$14,500.00.**

Mr. Dan Gombac, Director reported that the leak survey program includes two phases surveying water main and second including the pinpointing of leaks found in the system. He reported that the proposed quote from ATS is structured so that they are motivated to find as many leaks as possible.

There was no one in the audience wishing to present public comment.

Alderman Belczak made a motion and it was seconded by Alderman Chlystek approval accepting a proposal from Associated Technical Services (ATS) for the 2017 Water Leak Survey, Valve Exercising Program and creating GIS Valve and Hydrant Database in the amount of \$81,826.82. Included is a per unit cost for the Leak Location Phase in the amount of \$395.00 per mainline or service leak, and \$95 per fire hydrant leak or mainline valve for a total amount not to exceed \$14,500.00.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 3-0.

- e. PZC - Solar Codes - Approval of amendments to the zoning and building codes in regards to solar panel installations.**

Mr. Steven Manning, City Planner reported on the SolSmart program. He reported that staff has been working with the MMC SolSmart staff and 11 other communities in the Chicago area and over 100 communities nationwide to review codes, permit procedures, and best practices for possible adoption. Mr. Manning stated that by amending the codes and posting a permit plan submittal checkliast and Darien will achieve a Bronze designation.

Mr. Manning stated that staff is recommending approval of the ordinance adopting the 2015 International Solar Energy Provisions code with one amendment substituting the reference to IL Plumbing Code for the reference to the International Plumbing Code and to direct the PZC to hold a public hearing to make recommendations on a zoning code text amendment regarding solar panels as a permitted accessory use.

There was no one in audience wishing to present public comment.

Alderman Belczak made a motion and it was seconded by Alderman Chlystek approval accepting amendments to the zoning and building codes in regards to solar panel installations.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 3-0.

- f. PZC - PZC 2017-03 - Approval of a variation to the Darien Zoning Code for rear yard setback for their proposed pool, pool deck, patio, and retaining wall-8185 Chapman Ct.**

Mr. Steven Manning, City Planner reported that the petitioner Mr. George Deolitsis is seeking approval of a variation for a rear yard setback to construct a pool, pool deck, patio, and retaining wall. He reported that the existing above-ground pool and deck was built prior to 2016 without a permit and encroaches into the easement and required setback. He further reported that the proposal will be replaced with a larger in-ground pool surrounded by a larger permeable paver patio around the pool elevated by a retaining wall with a wrought iron fence on top. Mr. Manning stated that the petitioner proposes to replace the elevated wooden deck across the rear of the house.

Mr. Manning reported that the pool and patio would be located in the drainage and detention easement and would be setback 11 feet from the rear property line instead of the required 20 feet. He stated that the grading plan proposes swales on both sides of the lot to compensate for the loss of stormwater detention and that the City Engineer reviewed the grading plan and verified that the swales would provide sufficient compensatory storage of stormwater.

Alderman Belczak made a motion and it was seconded by Alderman Chlystek approval of a variation to the Darien Zoning Code for rear yard setback for their proposed pool, pool deck, patio, and retaining wall-8185 Chapman Ct.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 3-0.

g. Minutes - September 25, 2017 Municipal Services Committee Meeting

Alderman Chlystek made a motion and it was seconded by Alderman Belczak approval of the minutes of the September 25, 2017 Municipal Services Committee Meeting.

Upon voice vote, THE MOTION CARRIED UNANIMOUSLY 3-0.

ADJOURNMENT

With no further business before the Committee, Alderman Marchese made a motion and it was seconded by Alderman Belczak to adjourn. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 6: 57 p.m.

RESPECTFULLY SUBMITTED:

**Joseph Marchese
Chairman**

**Thomas Belczak
Alderman**

**Thomas Chlystek
Alderman**