

CITY OF DARIEN
PLANNING AND ZONING COMMISSION
AGENDA

Wednesday, April 15, 2015
7:00 PM

City Hall
Council Chambers

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

AGENDA MEMO
PLANNING AND ZONING COMMISSION
MEETING DATE: April 15, 2015

Issue Statement

PZC 2015-02:

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

General Information

Petitioner/Owner:

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

Property Location:

8700 Carriage Greens Drive

PINs:

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

Existing Zoning:

R-3 Multi-Family Residence

Existing Land Use:

Golf course, country club

Comprehensive Plan Update:

Parks/Open Space

Surrounding Zoning and Land Use:

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

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

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

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

Size of Property:

110 acres (golf course)

Floodplain:

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

Natural Features:

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

Transportation:

Access from Carriage Greens Drive.

History:

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

development.

Documents Submitted

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

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

Planning Overview/Discussion

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

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

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

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

1. That the special use is deemed necessary for the public convenience at the location specified.
2. That the establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, or general welfare.
3. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
4. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
5. That the exterior architectural design, landscape treatment, and functional plan of any proposed structure will not be a variation with either the exterior architectural design, landscape treatment, and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.

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

Staff Findings/Recommendations

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

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

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

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

Planning and Zoning Review – March 4, 2015

The Planning and Zoning Commission considered this matter at its meeting on March 4, 2015. The following members were present: Beverly Meyer – Chairperson, Ronald Kiefer, John Laratta, John Lind, Louis Mallers, Raymond Mielkus, Pauline Oberland, Kenneth Ritzert, Michael Griffith – Senior Planner and Elizabeth Lahey – Secretary.

Absent: Susan Vonder Heide.

Michael Griffith, Senior Planner, reviewed the staff agenda memo, noted the project location and indicated that plans will need to be reviewed for stormwater management and wetland impacts. He stated the County will review wetland impacts.

Bob Bergdoll, Director, Carriage Greens Country Club, described the proposed practice facility. He stated he is working to improve the golf course, to bring in new people and groups. He stated

the practice facility will attract lessons, training activities, including high school and college teams. He stated the north practice area will be for training while the south practice area will be for warming up. Mr. Bergdoll stated the plan includes netting which will be taken down during the off season.

Mr. Bergdoll stated the goal is to increase revenue which in turn increases the use/entertainment tax collected by the City.

Commissioner Oberland asked about the 18th hole location and if during mild winters there could be year round golf.

Mr. Bergdoll stated the 18th hole remains, he stated the netting will be up when the golf season opens.

Chairperson Meyer asked about lighting.

Mr. Bergdoll stated there will not be lighting.

Commissioner Kiefer asked about impacts to the wetlands, drainage by the netting and netting details.

Mr. Bergdoll stated the netting will not impact wetlands or drainage. He stated the footing for the netting will be about 8.5 feet deep, bottom of the nets about 3 feet above the ground, he provided a sample of the net.

Commissioner Laratta asked if areas to the west flood, stated his concern with impacts to the wetlands.

Mr. Bergdoll stated he is not aware of flooding to the west.

Dale Schaffer, Creekside Lane, stated he lives next to the golf course, provided photos showing trees on course property coming down, flooding. He stated his property value will decrease and doesn't want the netting.

Frank Noverini, Creekside Lane, stated he lives next to the golf course, questioned why the engineering hasn't been done yet, stated more balls will be coming onto his property, stated the practice areas are too close to his house, will decrease his property value.

Kelly Gilsan, Lakeridge Drive. She stated the proposed changes to the golf course are appropriate, she stated the best use of the property is for a golf course. She stated the golf course helps the City's tax base.

Don Carkhuff, Creekside Lane, stated netting will destroy his view, it will be an eyesore.

Steve Knorps, Creekside Lane, stated a 40-foot tall net will decrease his property value and will not help with safety. He stated the golf course floods, his basement floods.

Byron Wyns, Wight & Co., stated the wetlands are not being disturbed. He stated the plan includes minor reshaping of the ground with minimal fill. He stated the area is turf now and will remain turf. He stated stormwater will drain to the existing ponds. He stated engineering plans will be submitted to the City and County.

There was a question on whether the ground will support the netting given comments the ground is wet. Mr. Wyns stated the pole footing will have to be determined based on soil conditions.

Commissioner Laratta asked about mitigating flooding to the west. He asked if there are other options other than nets, or net color.

Mr. Wyns stated the plan includes only minor re-grading. He stated the black netting is the best option as it “disappears” and is light weight.

Frank Kalisik, Royal Oak, stated he wants the golf course to stay but doesn’t want the netting. He stated the nets will be ugly, will fall apart.

Terria Knorps, stated she is a realtor, stated her concern about property values.

Mr. Bergdoll stated the netting is 90% air. He stated the practice facility will increase the value of the golf course which will increase adjacent property values. He stated practice facilities are needed to attract golf teams.

Commissioner Oberland asked if landscaping is possible on the house side of the netting, such as tall trees. She stated the golf course should remain because the property could be sold to a developer and homes put up.

Commissioner Mallers stated he would like engineering addressed before a decision is made, including the County’s review of the wetlands.

Commissioners Lind and Kiefer agreed. Commissioner Laratta stated additional information is needed.

Commissioner Ritzert asked if a different ball could be used and to eliminate the netting.

Mr. Bergdoll stated there is a lighter ball but it would have the same velocity.

Without further discussion, Commissioner Mallers made a motion to continue the matter in order for the petitioner to address the following items, seconded by

Commissioner Laratta:

- 1. Engineering, including wetland impacts.**
- 2. Landscape plan to screen the netting.**
- 3. Address resident concerns.**

**Upon a roll call vote, THE MOTION CARRIED by a vote of 8-0.
Commissioner Vonder Heide was absent.**

Mr. Griffith stated a new public hearing notice will be sent out.

Planning and Zoning Commission – April 15, 2015

The petitioner submitted engineering plans for review. The City Engineer has reviewed the plans and issued review comments, dated March 27, 2015, attached. The petitioner has submitted revised plans for the City Engineer to review. County comments are still needed.

Both wetland and stormwater management issues are to be substantially addressed prior to the April 15, 2015, meeting. If this does not occur, the meeting will be canceled and placed on the May 6, 2015, agenda.

The petitioner is to have a professional at the meeting to discuss the safety of balls hitting nearby homes.

The plans have been revised eliminating the netting.

Decision Mode

Planning and Zoning Commission: March 4, 2015

Planning and Zoning Commission: April 15, 2015

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

PRESENT: Chairperson Beverly Meyer, Ron Kiefer, John Laratta, John Lind, Lou Mallers, Ray Mielkus, Pauline Oberland, Ken Ritzert, Michael Griffith – Senior Planner

ABSENT: Susan Vonder Heide, Elizabeth Lahey - Secretary

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

A. PZC 2015-02: Carriage Green Country Club, 8700 Carriage Green Drive. Petitioner seeks an amendment to the special use approving the Carriage Green Country Club, Ordinance O-31-72, in order to construct a practice facility, including teeing area and practice greens.

Mr. Michael Griffith, Senior Planner, reported the petitioner wishes to construct a practice facility to be located adjacent to the ponds to the west and northwest of the club house. He reported the plan includes netting along both sides of both teeing areas.

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

Mr. Griffith reported he received a couple emails supporting the proposal and also an email concerned with the netting and safety.

Mr. Bob Bergdoll, CEO, Carriage Greens Country Club, stated Carriage Greens is proposing a practice facility with a north and south practice area. He stated the north area will be for youth programs, lessons, academy and the south area for area warm up before public golf.

Mr. Bergdoll reported Carriage Greens wants to bring the teaching of golf to the community. He stated Carriage Greens is going through a cultural change and no longer deemed an outing golf course. He further stated Carriage Greens is a diamond in the rough and this year the staff has been mentored on equipment and the course will be following the same care as Hinsdale Golf Club and Butler National.

Mr. Bergdoll stated they will be bringing the course to a higher standard and putting in the practice facility. He stated they have been approached by two golf schools and look forward to

encouraging youth golf. He further stated long term this change is something that Darien can be proud of.

Commissioner Oberland questioned if the 18th hole would remain.

Mr. Bergdoll stated hitting to the range is over 300 feet and there is also safety netting there.

Commissioner Oberland questioned year round golf.

Mr. Bergdoll stated they put in temporary greens and they have twenty carts on hand if for any reason the weather would change they would be ready.

Chairperson Meyer questioned if the course would have lighting.

Mr. Bergdoll stated there will not be lights.

Commissioner Kiefer questioned the flooding in the wetland. He stated he is concerned about the netting and securing it in the ground.

Mr. Bergdoll stated Dupage County did not have any objection with the wetland. He stated they did require that the netting to be three feet from the ground in order to allow animals to pass. He reported the range is 15 feet above the area and the poles will be 8 feet down with concrete and dirt above.

Commissioner Ritzert asked if he had a sample of the netting.

Mr. Bergdoll provided a sample of the netting to the Commission.

Chairperson Meyer questioned if they were aware of the high water level in the wetlands.

Mr. Bergdoll stated they performed a wetland survey and it is well fed. He stated if the water is low it is fed through the well and it is used for irrigation on the course.

Chairperson Meyer questioned what the course plans on doing if there is a torrential rain.

Mr. Bergdoll stated if rain over flows, the north side of the range is 15 feet above the water level. He stated none of the area is floodplain.

Commissioner Mallers questioned if the area to the west ever experiences any flooding.

Mr. Bergdoll stated that as far as he is aware there is no flooding to the yards.

Commissioner Oberland stated the proposal does not appear to be adding anything to the area.

Commissioner Kiefer stated he was concerned that the addition of the poles will add to the flooding because there will be less opportunity to soak the water.

Mr. Griffith stated because the project is in the wetlands the County and the City Engineer will have to review it for drainage.

Commissioner Mallers questioned how this proposal going to affect the existing wetland.

Mr. Griffith reported the petitioner will have to get approval from the County.

Chairperson Meyer opened the public hearing to anyone wishing to present public comment.

Dale Schaefer, Creekside Lane, stated his home is across from where the action is going to take place. He stated that he purchased his home in 1998. He displayed photos of his backyard.

Mr. Schaefer stated it has been an enjoyable experience overall living in the area. He further stated there is water in the area and that his back yard flooded three days last year. He further stated the golfers have to go around the flooded areas. Mr. Schaefer stated the proposal will affect property values. He also stated the ground below is very saturated and he is concerned that it will bring additional water to his yard.

Mr. Frank Noverini, Creekside Lane, questioned why Wight and Company is not available to answer any questions. Mr. Noverini stated the 13th hole driving area is too close to the homes and there are going to be balls hitting the homes if someone shanks the ball. He stated the value of the homes will be decreased.

Kelly Glisan, Lake Ridge Drive, stated the family of the trust cares about Darien and the community and that want to keep Carriage Greens a golf course and not sell out to a developer. He stated the best use for Carriage Greens is to keep it a golf course. Mr. Glisan referenced other communities who turned their land into Section 8 housing and a religious institution. He stated Carriage Greens generates tax dollars and that the petitioners are willing to put in a million dollars without asking the City for any assistance. He further stated he would like the Committee to consider supporting this proposal.

Don Carkhuff, Creekside Lane, referenced Cog Hill and asked the Committee to envision the netting. He stated it is an insult to the people who live in the area to have their view destroyed.

Steve Knorps, Creekside Lane, stated he respects the people and Carriage Greens but he is concerned how the proposal will not depreciate the property values. He stated there will be 40 foot high nets which will deter people from purchasing homes in the area.

Mr. Knorps stated he is concerned for safety and flooding. He stated he has water to his back door when it rains. He further stated he has already spent thousands of dollars fixing his foundation. Mr. Knorps stated he cannot see messing with wetlands and that they are not adding value but devaluing the homes in the area.

Byron Wyns, Wight & Co., engineer for the petitioner stated they are not disturbing the wetlands. He stated they are only working within the buffer. Mr. Wyns stated they are

reshaping the existing area with minimal fill. He further stated there is turf grass there now. Mr. Wyns stated that they will be submitting full engineering with staff.

Commissioner Laratta questioned the stability of the residential land and the golf course land.

Mr. Wyns stated there is groundwater and they will be conducting a boring to test the soil to see if it is structurally stable and to handle the loads. He stated there will be an engineered solution in order to install the poles.

Commissioner Lind asked if the petitioner has had preliminary discussions with the County regarding drainage. He asked if there is a better design to improve the area to control some of the water that is there now and possibly making a deeper pond.

Mr. Wyns stated without doing some major grading it would be problematic. He stated presently the water is draining to the pond and they can put in some native plantings for a small buffer area to the areas where they would be putting in the netting.

Commissioner Lind asked if the County is aware of the spongy ground referenced by the homeowners.

Mr. Wyns stated he was not aware.

Commissioner Lind questioned if there are any other more palatable netting.

Mr. Wyns stated the black netting is the most disappearing material. He stated it is lightweight and minimizes the number of poles.

Commissioner Lind stated he is not a golfer or designer but asked if the layout cannot be oriented towards the homeowners.

Mr. Wyns stated it has to be in a north south direction in order for it to be useful.

Mr. Griffith stated several of the residents are questioning the plan is filling in the floodplain or the wetlands. He asked the engineer to elaborate on what actually is occurring.

Mr. Wyns stated the area is not in a floodplain and they are not filling in any area prone to flooding. He stated any fill will be outside the wetland boundary and they will be doing some grading in the buffer area but still maintaining overall drainage towards the pond. Mr. Wyns stated there is already turf grass and the County is allowing turf grass and reshaping in the buffer area.

Commissioner Ritzert questioned if the grade will be raised.

Mr. Wyns stated they will raise the grade slightly in the peninsula area. He stated the fill is minimal and will not take up volume because it is not in a flooded area. He further stated they

are outside the floodplain. Mr. Wyns stated a lot of the water near the pond is groundwater and a low lying area the area so it stays saturated.

Commissioner Kiefer questioned if is where the netting is going.

Mr. Wyns stated that is where the netting is going that as stated, soil borings will be done and designed to take care of what soils are there.

Frank Kalisk, Royal Oak Road, stated that he is a 40 year Darien resident and would not like to see Carriage Greens as anything but a golf course but he would not like netting in his backyard. He asked if there is an alternate plan instead of the netting.

Terry Knorps, Creekside Lane, stated she is a realtor and has lived in Darien over 30 years. She stated she is all for Carriage Greens but the homeowners who live there did not sign up for this. She stated she cannot sell something that she does not believe in and asked the PZC to consider the homeowners and devalue of the homes.

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

Mr. Bergdoll addressed the devaluation of the home comments. He stated that the netting is 92% error and almost invisible in sight and in depth for protection. He further stated the professionals have designed the netting for protection. Mr. Bergdoll stated the homeowners knew they were at risk for golf balls when they purchased their homes on a golf course.

Mr. Bergdoll stated devaluation is a matter of opinion and suggested the property value will increase. He stated that he too is looking for a home on the golf course. He stated the proposed changes at Carriage Greens will increase valuation of the homes and provide junior amateur tournaments. He further stated they cannot provide tournaments without a practice area.

Commissioner Oberland questioned if it was possible to provide arborvitae or trees to hide some of the netting.

Mr. Bergdoll stated they are open to working together. He stated the netting will not be there year round.

Mr. Griffith stated a landscape plan can be a condition of approval.

Commissioner Mallers stated he lives on the fourth hole and Carriage Greens is important to him. He stated he applauds improving it and making it more name recognizable but he is concerned with the devaluation and the floodplain and stormwater. He stated he is uncomfortable and would like input from the City Engineer before we can move forward. He further stated that there still seems to be a lot of unknowns.

Mr. Lind stated the County's concern is the stormwater and not the netting.

Commissioner Laratta stated he is torn because of the resident concerns. He stated he needs more information.

Commissioner Kiefer agreed. He stated this Commission listens to views of the residents. He stated that he agrees to improving the business but not at the cost of the residents.

Commissioner Ritzert stated they are improving the golf course for the people of Darien. He questioned why they cannot use a different ball and eliminate the netting.

Mr. Berdoll stated the Cayman Ball is a lighter ball but the velocity is still there.

Commissioner Oberland stated the golf course can be sold to a developer and there can be homes out the back yard. She stated there has to be some kind of compromise to agree on it.

Commissioner Mallers asked if more information can be provided.

Mr. Griffith stated there is an option to continue and ask the developer to come back with a landscape plan, engineering plan and more details regarding the County's review.

Commissioner Kiefer stated he would like the petitioner to address the concerns of the homeowners.

Mr. Neil Christensen stated he attended a meeting at the golf course held on Sunday and suggested extending the outreach to the residents.

Mr. Griffith stated the Sunday meeting was not a City arranged meeting.

The petitioner stated each notice was hand delivered to the names on the petition and bordering the property. He stated that they were trying to reach out to communicate with neighbors. He stated that they will certainly do it again.

Commissioner Mallers made a motion and it was seconded by Commissioner Laratta to continue the meeting subject to the petitioner providing an engineering plan, landscape plan and how they are addressing the wetland issues.

Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 8-0. Commissioner Vonder Heide was not present.

Mr. Griffith stated that the City will send out a notice 15 days prior to the residents on the notification list. He stated that staff encourages the petitioner to meet with the residents as well.

MINUTES

Commissioner Lind made a motion and it was seconded by Commissioner Mielkus to waive the reading of the February 4, 2015 Regular Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED UNANIMOUSLY 8-0.** Commissioner Vonder Heide was not present.

Commissioner Ritzert made a motion and it was seconded by Commissioner Kiefer to approve the February 4, 2015 Regular Meeting Minutes.

Upon voice vote, **THE MOTION CARRIED UNANIMOUSLY 8-0.** Commissioner Vonder Heide was not present.

CORRESPONDENCE

None.

OLD BUSINESS/PLANNER'S REPORT

None.

NEXT MEETING

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

ADJOURNMENT

With no further business before the Commission, Commissioner Kiefer made a motion and it was seconded by Commissioner Mielkus. Upon voice vote, **THE MOTION CARRIED unanimously and the meeting adjourned at 8:30 p. m.**

RESPECTFULLY SUBMITTED:

APPROVED:

Michael Griffith
Senior Planner

Beverly Meyer
Chairman