

**CITY OF DARIEN  
PLANNING AND ZONING COMMISSION**

Wednesday, July 20, 2022

7:00 PM

City Hall Council Chambers

1702 Plainfield Road

AGENDA

- 1) Call to Order
- 2) Roll Call
- 3) Regular Meeting – New Business (See Page 7)
  - a. **Public Hearing – PZC2022-04  
Comprehensive Plan Amendment**

Amendment to the City of Darien Comprehensive Plan. The petition (city-initiated) proposes revisions to the Key Development Areas and Non-Key Development Areas that are designated in the 2006 Comprehensive Plan. Sections within the 2006 Plan that are subject to proposed amendment are:

    - Chapter IV, Key Development Areas
    - Chapter V, Future Land Use (Non-Key Development Areas)
- 4) Regular Meeting – Old Business
  - a. None.
- 5) Staff Updates & Correspondence
- 6) Approval of Minutes                      July 6, 2022
- 7) Next Meeting                                August 3, 2022
- 8) Public Comments                        [On Any Topic Related to Planning and Zoning]
- 9) Adjournment

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
July 6, 2022**

**PRESENT:** Lou Mallers – Chairperson, Robert Erickson, Bryan Gay (7:02 p.m.), Hilda Gonzalez, Chris Jackson, Julie Kasprovicz, Ralph Stompanato

**ABSENT:** Brian Liedtke, Shari Gillespie

**OTHERS:** Jordan Yanke - City Planner

Chairperson Lou Mallers called the meeting to order at 7:00 p.m. at the Darien City Hall, Council Chambers, 1702 Plainfield Road, Darien, Illinois. Chairperson Mallers declared a quorum present and swore in the audience members wishing to present public testimony.

**REGULAR MEETING:**

**A. Public Hearing – PZC2022-03 - 8431 Wilmette Avenue – Special Use Amendment & Variations -Petitioner (Art Cano) seeks approval for an amendment to a Special Use and Variation requests from Sections 5A-7-3-5(D) and 5A-7-3-8(B) of the Zoning Ordinance. The petition specifically requests to allow for the interior remodeling and addition of three (3) studio apartments inside an existing apartment building. Property is located within the R-3 Multi-Family Residence District and the Variation requests are from the following standards in the City of Darien Zoning Ordinance:**

- 1) Section 5A-7-3-5(D): R-3 District Land Area per Dwelling Unit Standards.**
- 2) Section 5A-7-3-8(B): R-3 District Minimum Floor Area Standards.**

Mr. Jordan Yanke, City Planner reported that the subject property was annexed into the City in 2012 and was granted special use approval for multi-family use within the site's lone structure approving 5 dwelling units. He reported that the petitioner has proposed a remodel to the building's lower-level storage area into three additional studio/efficiency apartments resulting in eight total throughout the building's three floors, and the increase in dwelling units. He further reported that this requires an amendment to the existing special use for the site as well as variation requests regarding the square feet in the land area and square feet of floor area.

Mr. Yanke reported that zoning code requires a minimum of 31,000 square feet in land area for the site given the type and number of units proposed and that the property is 17,706 square feet according to the plat of survey. He reported that the code specifies studio/efficiency units shall contain a minimum of 750 square feet in floor area and that the proposed studio/efficiency units are 400 square feet in floor area. He further reported that no exterior improvements are proposed with this petition and that the existing conditions, such as building setbacks, parking setbacks, and lot coverage will not be altered and are allowed to remain.

Mr. Yanke reported that the site contains the required number of parking spaces for the proposed number of units and that the code specifies a ratio of 2 spaces per dwelling unit are required. He reported that the site contains 16 parking spaces

Mr. Art Cano, petitioner stated that he has lived in Darien for over 50 years and served on the Zoning Board of Appeals, Zoning Commission, and a volunteer for over 9 years. He stated that he is proposing to add three additional apartments to his 3400 square foot building with no exterior structures. Mr. Cano stated that the building was built in 1974 and annexed in 2012.

Mr. Cano reported that that the basement level was mainly used for storage and that Darien is a high market area for seasonal students at Argonne Labs. He stated that students are living at Woodsprings Hotel and paying high prices. He further stated that there is a demand for small units under \$1,000 per month.

Chairperson Lou Mallers questioned if there would be a separate entrance.

Mr. Cano stated that the main entrance will be used for entry and that the windows in the lower level will have to be a certain size with 8% of light and 32 square feet of window for Fire District restrictions and ingress and egress. He stated that the window wells will have to be excavated and installed.

Commissioner Chris Jackson questioned if the balconies above would be affected, and he questioned why the windows were not considered outside construction.

Mr. Cano stated that the balconies would not be affected, and Mr. Yanke reported that the fundamental walls would not be changed and therefore not considered outside construction. He did report however that the petitioner will have to go through the permitting process and work with the City Engineer.

Commissioner Bryan Gay questioned if there were two points of access for the front and back stairwell.

Mr. Cano stated that the side entrance will remain as entry to the apartments and the stairs converted to closets.

Commissioner Julie Kasprovicz questioned the need for 3 apartments and if the petitioner would consider 1 or 2 instead.

Mr. Cano stated that 3 is better and that he would like to satisfy the single tenant looking to spend less than \$1,000 per month. He stated that this size apartment is really needed.

There was some discussion regarding the average size of a studio apartment. Mr. Yanke reported that the 2018/2019 data showed the average to be 400-500 square feet compared to years ago at 700 square feet and that the numbers appear to be going down.

Commissioner Hilda Gonzalez stated that the units are small and that 3 is a lot in a small space. She stated that she was concerned about getting out of the window and that the proposal does not fit the housing model in Darien.

Mr. Cano stated that the window will be 18" off the floor.

Mr. Yanke reported that he has discussed the proposal with the Fire District and that they had no objection regarding the special use zoning issue.

Commissioner Kasprovicz questioned the outdoor patio.

Mr. Cano stated that the other units will have new decks and will be able to use the outdoor patio as well as the three additional units.

Commissioner Jackson stated that he was concerned that the petitioner was asking for 40% relief. He stated that it makes more sense having two units and that they will be more marketable. Commissioner Jackson also questioned the daycare parking and playground area.

Mr. Cano stated that he owned the parking lot and playground area and that if needed that parking could also be used but that they both had plenty of parking. He also stated that the code is two parking spaces per unit and that all of his tenants only use one space.

Commissioner Bob Erickson questioned the ADA requirements.

Mr. Yanke reported that the architect will figure that out and that the building will have to be reviewed. He stated that the proposal meets the parking space requirements.

Commissioner Ralph Stompanato questioned if there are any restrictions on how many people can rent per unit.

Mr. Yanke reported and cited that the zoning ordinance is one family per dwelling.

Commissioner Gay stated that that there is a need for this type of housing in Darien.

Mr. Cano stated that the hotel has the same size, but they are paying big money.

Chairperson Mallers asked the petitioner if he was open to two units and not three.

Mr. Cano stated that the price goes up for rent and eliminates the need.

Commissioner Jackson questioned if there are any studio apartments at 750 square feet in Darien.

Mr. Yanke reported that he was unable to find any in the ordinance.

There was no one in the audience wishing to present public comment and at 7:54 p.m. Chairperson Mallers closed the public hearing.

Commissioner Kasproicz stated that the hotel next door are people that want to move into small spaces and that there are a lot of issues.

Mr. Yanke reported that Commissioner Shari Gillespie was not in favor of the proposal.

**Commissioner Gonzalez made a motion, and it was seconded by Commissioner Stompanato to approve 8431 Wilmette Avenue – Special Use Amendment & Variations. Petitioner (Art Cano) seeks approval for an amendment to a Special Use and Variation requests from Sections 5A-7-3-5(D) and 5A-7-3-8(B) of the Zoning Ordinance. The petition specifically requests to allow for the interior remodeling and addition of three (3) studio apartments inside an existing apartment building. Property is located within the R-3 Multi-Family Residence District and the Variation requests are from the following standards in the City of Darien Zoning Ordinance:**

- 1) Section 5A-7-3-5(D): R-3 District Land Area per Dwelling Unit Standards.**
- 2) Section 5A-7-3-8(B): R-3 District Minimum Floor Area Standards**

**Upon roll call vote, THE MOTION was unfavorable with a vote of 6 Nays and 1 Aye.**

**Nays – Erickson, Gonzalez, Jackson, Kasproicz, Stompanato, Mallers  
Ayes – Gay**

Mr. Yanke reported that the petition would be forwarded to the Municipal Services Committee with a non-favorable motion.

### **REGULAR MEETING - OLD BUSINESS**

There was no old business.

### **STAFF UPDATES & CORRESPONDENCE**

Mr. Yanke provided an update on the Sokol property and that the meeting on July 20<sup>th</sup> will be to review the Comprehensive Plan.

### **APPROVAL OF MINUTES**

**Commissioner Stompanato made a motion, and it was seconded by Commissioner Gonzalez to approve the June 15, 2022, Regular Meeting Minutes with changes.**

**Upon voice vote, THE MOTION CARRIED 6-0. Commissioner Gay abstained.**

### **NEXT MEETING**

Mr. Yanke announced that the next meeting is scheduled for July 20, 2022, at 7:00 p.m.

**PUBLIC COMMENTS (On any topic related to Planning and Zoning)**

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

**ADJOURNMENT**

**With no further business before the Commission, Commissioner Gay made a motion, and it was seconded by Commissioner Kasproicz. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 8:10 p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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**Elizabeth Lahey  
Secretary**

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**Lou Mallers  
Chairperson**

**AGENDA MEMO**  
**PLANNING AND ZONING COMMISSION**  
**JULY 20, 2022**

**CASE**

PZC2022-04

Comprehensive Plan Amendment  
(Key Development Areas & Future Land Use)

**ISSUE STATEMENT**

Amendment to the City of Darien Comprehensive Plan. The petition (city-initiated) proposes revisions to the Key Development Areas and Non-Key Development Areas that are designated in the 2006 Comprehensive Plan. Sections in the 2006 Plan subject to the proposed amendment are:

- Chapter IV, Key Development Areas
- Chapter V, Future Land Use (Non-Key Development Areas)

**BACKGROUND**

The Comprehensive Plan was last revised in 2006. A primary component of the plan is a list of key and non-key development areas that have a unique potential for new development or redevelopment. These areas are shown per **ATTACHMENT B**. Since the last revision, many of the key development areas have been developed.

In October 2021, the City conducted an economic development workshop/planning session. Attendees included members from the Economic Development Committee (EDC), Planning and Zoning Commission (PZC), City Council, staff, and the Chamber of Commerce. The priority developed during the workshop was for the City to target existing commercial centers for development including mixed-use redevelopment. The City Council affirmed this priority at its Goal Setting Session in November 2021.

To move forward on this priority, staff has developed a revised list of key development areas shown on **ATTACHMENT A**, which is the basis for the public hearing. The list was formulated with input from the EDC and PZC.

**DECISION MODE**

The Planning and Zoning Commission will consider this item at its meeting on July 20, 2022.

**MEETING SCHEDULE**

Planning and Zoning Commission	July 20, 2022
Municipal Services Committee	August 22, 2022
City Council	September 6, 2022

## **CHAPTER IV, KEY DEVELOPMENT AREAS**

This portion of the plan focuses on key land use opportunities for specific areas. Nine key areas are identified as vacant, underutilized, or prime for redevelopment to promote a better balance of land uses in the City of Darien. These nine areas have been designated and prioritized (1 through 9) as key areas to promote community identity, increase amenities, and attract revenue-producing uses. Multiple factors were considered critical toward achieving the stated goals and objectives of this comprehensive plan while identifying each area, and planning for each key development area includes the following:

- Text that describes the property or parcels that make up the development area.
- An identification of proposed land uses.
- Adjacent land uses.

While each of the nine key areas are listed on the following pages, a summary list of the areas is below:

- Key Development Area #1  
Area adjacent to Cass Avenue along its east side, south of Concord Place (Darien Plaza).
- Key Development Area #2  
Southeast corner of 75<sup>th</sup> Street and Lemont Road intersection (Chestnut Shopping Center).
- Key Development Area #3  
Southwest corner of 75<sup>th</sup> Street and Lyman Avenue intersection (Marketplace at Darien).
- Key Development Area #4  
Southeast corner of 75<sup>th</sup> Street and Lyman Avenue intersection (Darien Towne Centre).
- Key Development Area #5  
Area between and around 75<sup>th</sup> Street, Plainfield Road, and Clarendon Hills Road intersections. Area includes Darien Community Park, Hinsdale South High School, Tri-State Fire District, Indian Prairie Library, and the Sportsplex.
- Key Development Area #6  
All four quadrants of 75<sup>th</sup> Street and Cass Avenue intersection.
- Key Development Area #7  
Area adjacent to Route 83 along its west side, south of 67<sup>th</sup> Street.
- Key Development Area #8  
Southwest corner of Lemont Road and 87<sup>th</sup> Street intersection.
- Key Development Area #9  
Northeast quadrant of Interstate 55 and Lemont Road interchange (Oldfield Triangle).

## KEY DEVELOPMENT AREA #1

Location: Area adjacent to Cass Avenue along its east side, south of Concord Place (Darien Plaza).

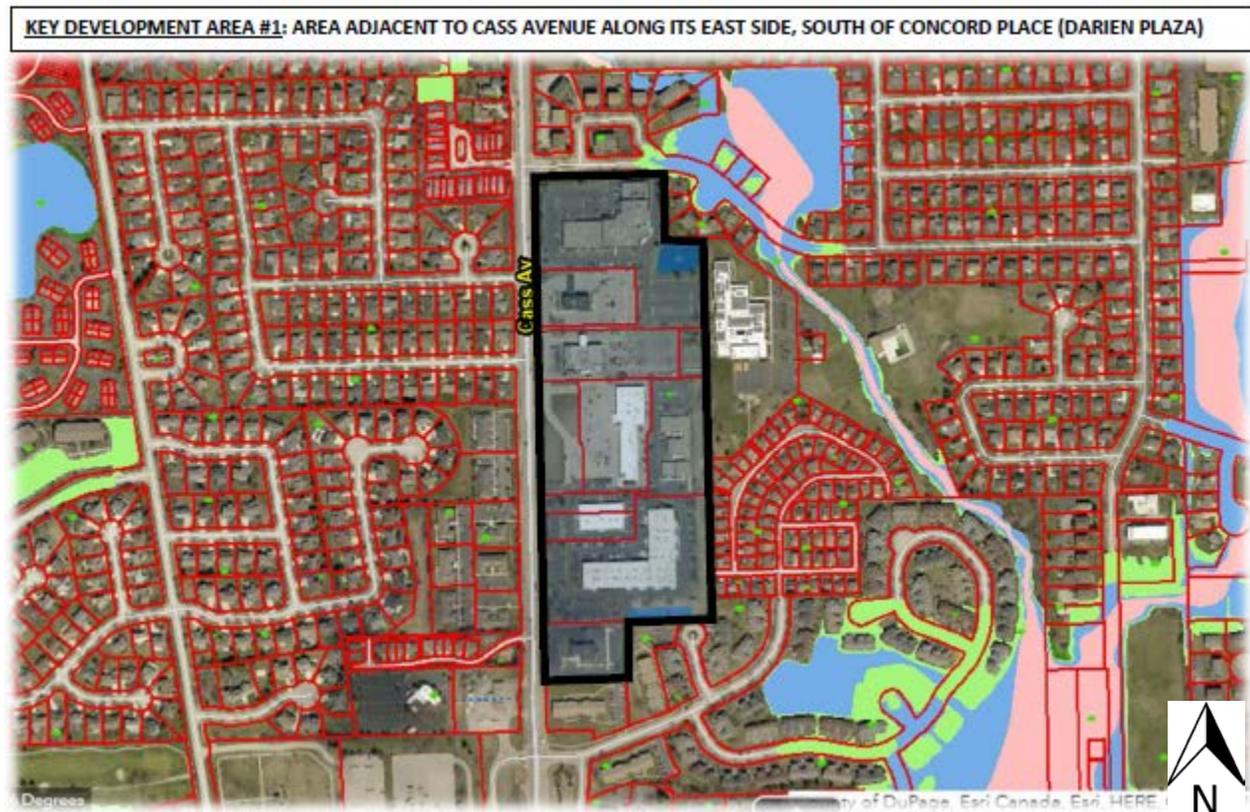
Existing Conditions: This area is mostly developed with a mixture of office buildings, light industrial uses, and a retail shopping center.

Zoning: B-1 Business District; Planned Unit Development (PUD).

Proposed Land Use: Create a more cohesive development and capitalize off infill opportunities with mixed-use, pedestrian-oriented development. This area has existing access off a high volume road (Cass Avenue), so the circulation opportunities and visibility is in place for new.

### Adjacent Land Uses:

- North: Residential
- South: Residential
- East: School, Residential
- West: Office, Residential



## KEY DEVELOPMENT AREA #2

Location: Southeast corner of 75<sup>th</sup> Street and Lemont Road intersection (Chestnut Shopping Center).

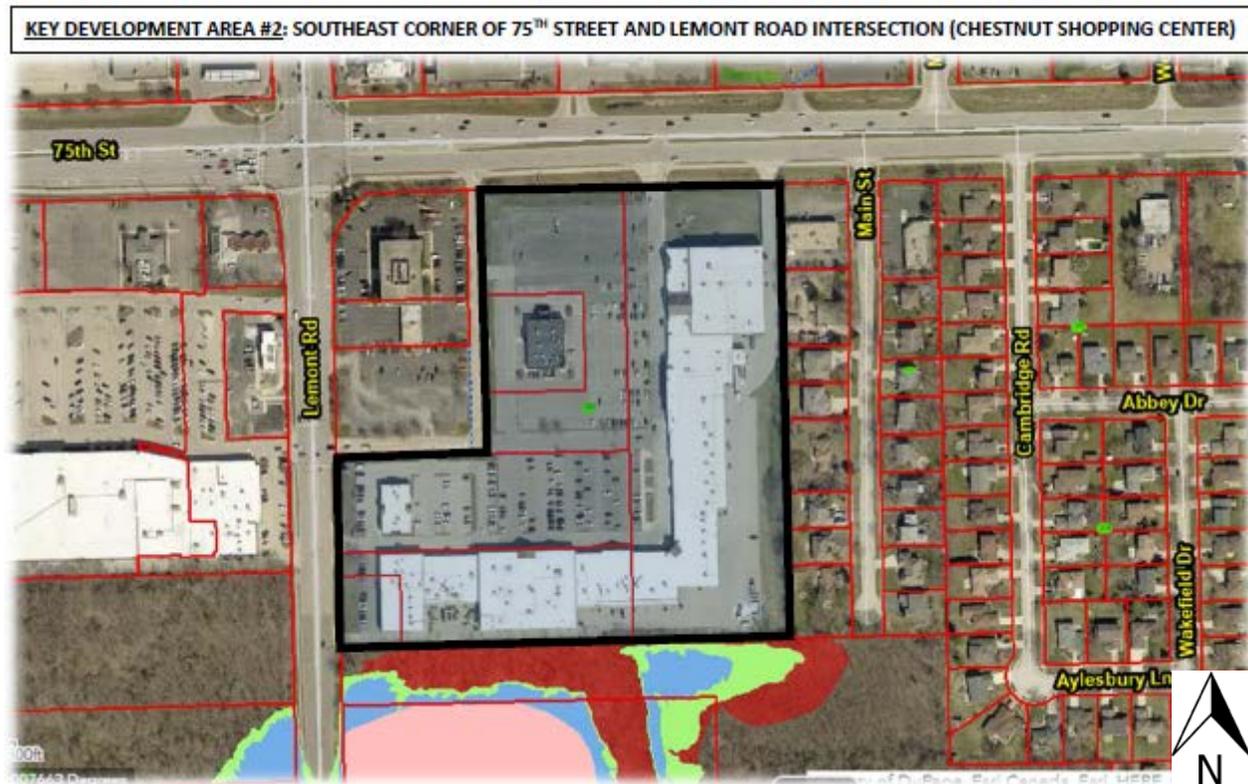
Existing Conditions: Fully developed shopping and commercial center with existing retail uses throughout.

Zoning: B-3 Business District.

Proposed Land Use: Prioritize mixed-use redevelopment but also focus on filling existing tenant vacancies and improving the aesthetics of the site (i.e. façade enhancements). Infill development consistent with the current center is also viable.

Adjacent Land Uses:

- North: Commercial
- South: Forest Preserve
- East: Residential
- West: Commercial



## KEY DEVELOPMENT AREA #3

Location: Southwest corner of 75<sup>th</sup> Street and Lyman Avenue intersection (Marketplace at Darien).

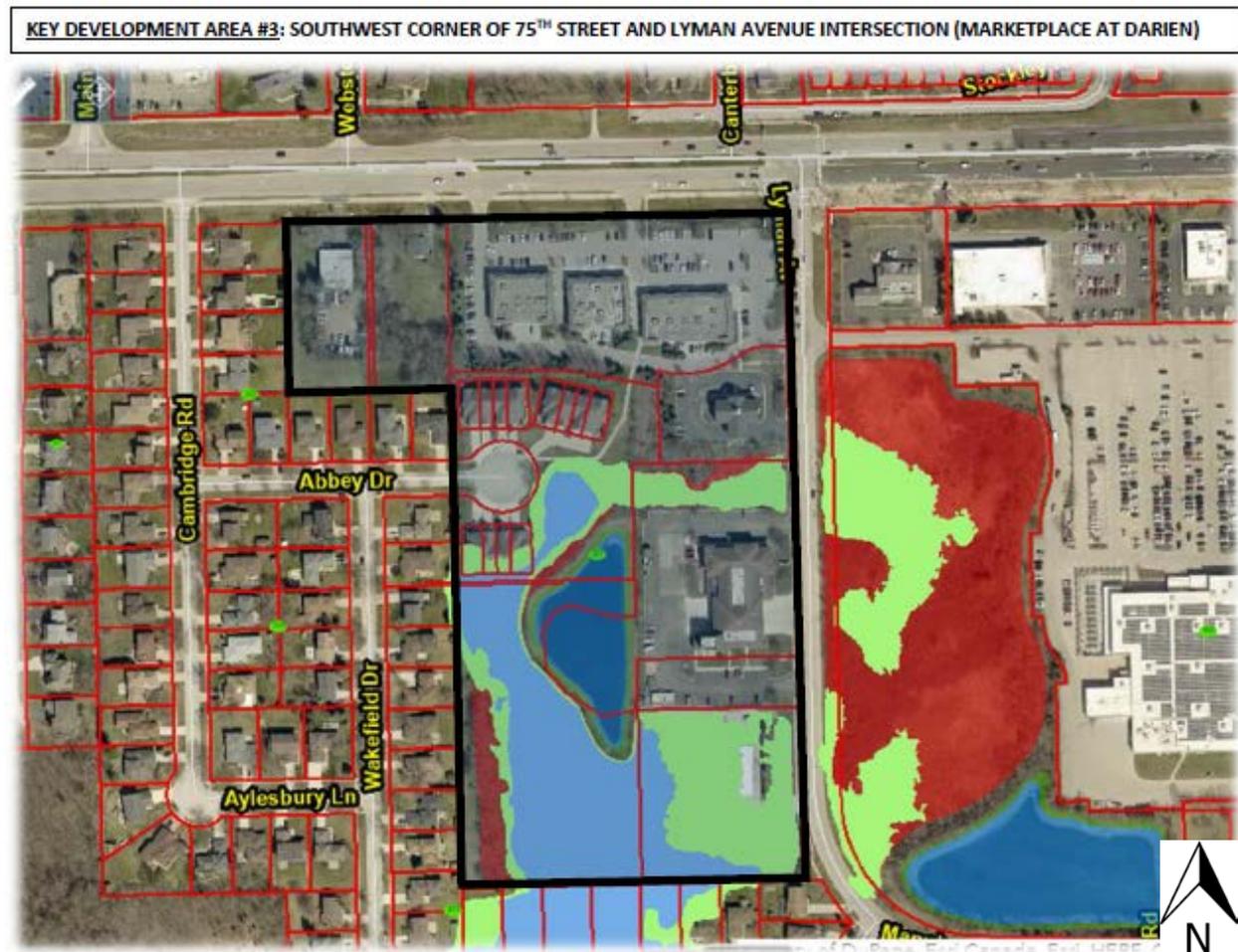
Existing Conditions: Multiple parcels comprised of strip commercial center, residential, utility company, Fire Department, and a vacant area.

Zoning: B-2 Business District, Planned Unit Development (PUD), R-1 Residence District, R-2 Residence District, R3 Residence District.

Proposed Land Use: This area includes property that would allow the expansion of the existing strip commercial center to the west. Further redevelopment opportunities could be implemented along Lyman Avenue in the future pending whether current property owners and uses remain.

Adjacent Land Uses:

- North: Residential
- South: Residential
- East: Commercial
- West: Residential



## KEY DEVELOPMENT AREA #4

Location: Southeast corner of 75<sup>th</sup> Street and Lyman Avenue intersection (Darien Towne Centre).

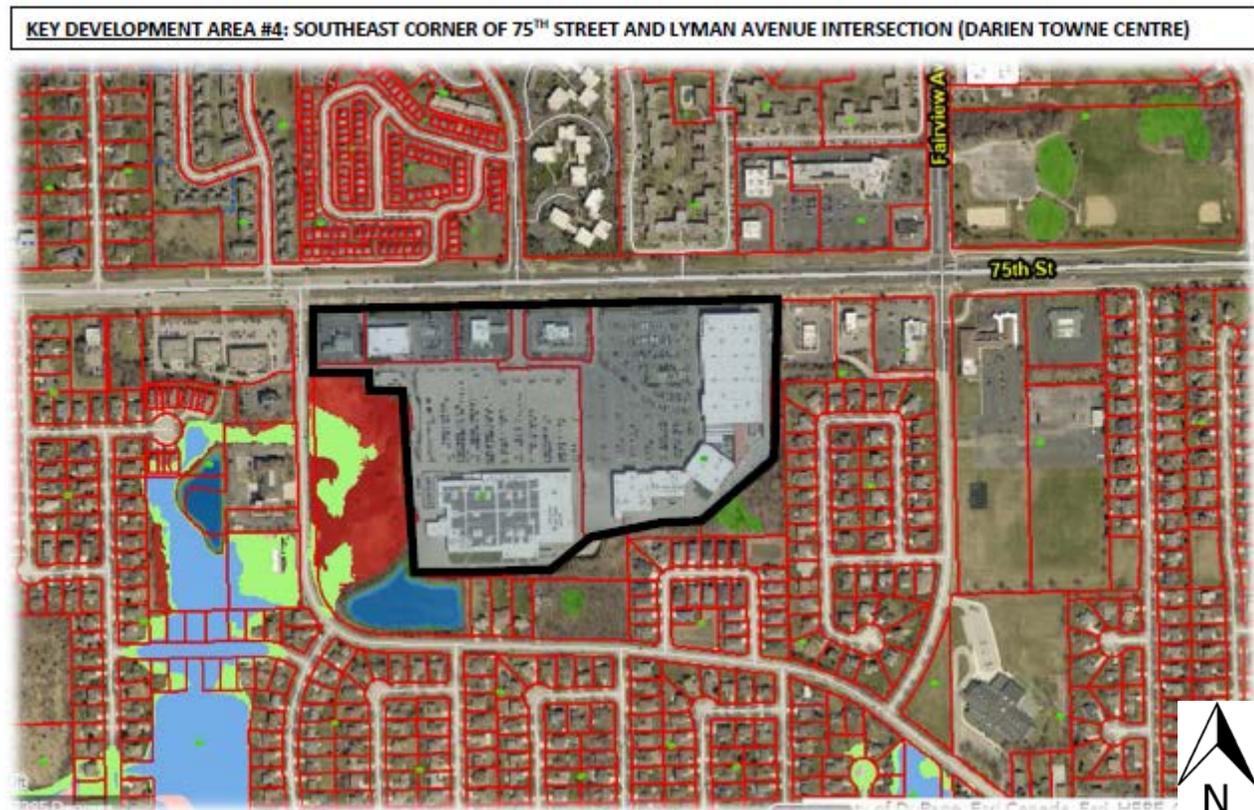
Existing Conditions: Fully developed shopping and commercial center with large anchor tenants (i.e. Home Depot, Walmart). The area also consists of outlots containing restaurants, a grocery store, and bank.

Zoning: B-3 Business District, Planned Unit Development (PUD).

Proposed Land Use: Main priority is infill development and converting expansive parking areas into commercial buildings. Improving the existing site is also a priority through façade renovations and other architectural enhancements.

Adjacent Land Uses:

- North: Residential
- South: Residential
- East: Commercial, Residential
- West: Commercial



## KEY DEVELOPMENT AREA #5

Location: Area between and around 75<sup>th</sup> Street, Plainfield Road, and Clarendon Hills Road intersections. Area includes Darien Community Park, Hinsdale South High School, Tri-State Fire District, Indian Prairie Library, and the Sportsplex.

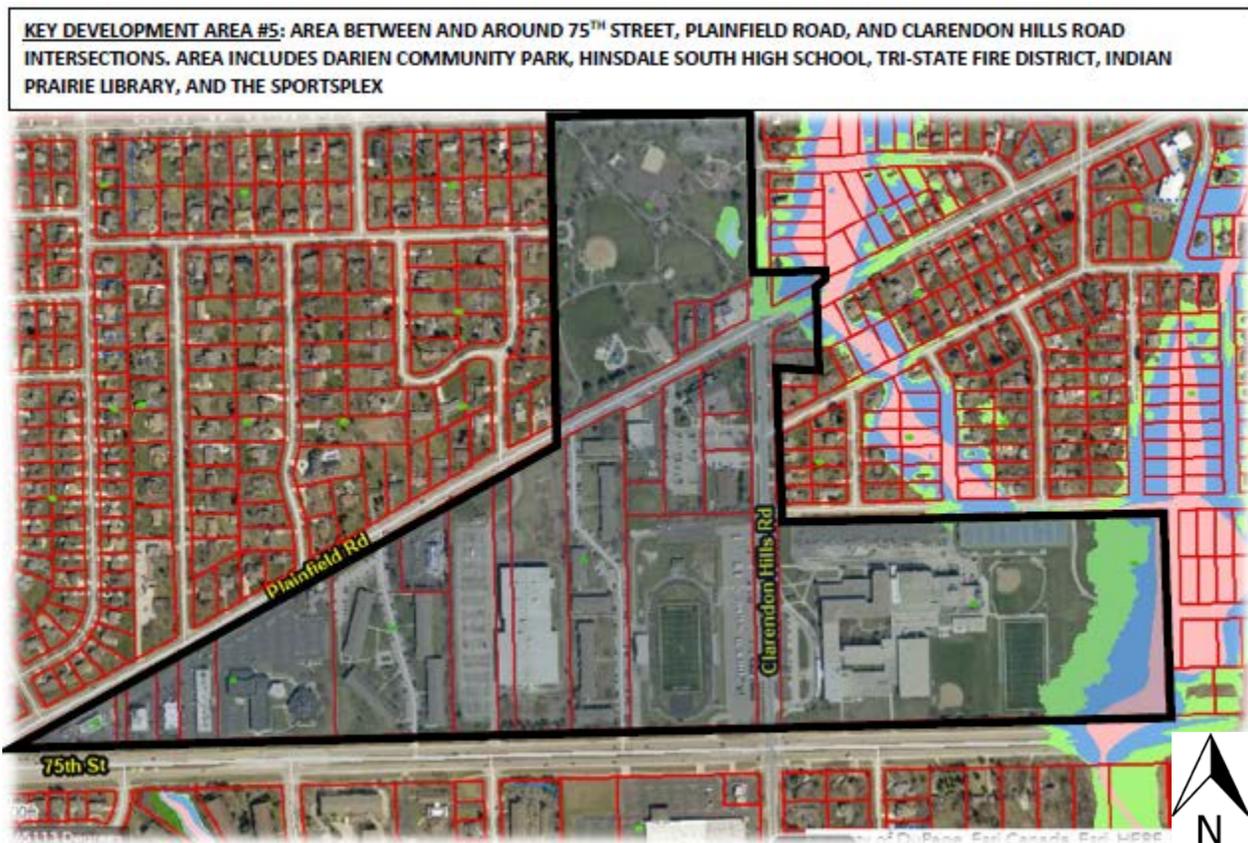
Existing Conditions: This key area has a wide range of existing uses, including office and retail, park and recreational facilities, school facilities, a library, and Fire Department.

Zoning: B-1 Business District, B-2 Business District, R-2 Residence District, R-3 Residence District.

Proposed Land Use: Proposed opportunities include new development and redevelopment, creating a “downtown” atmosphere, pedestrian-oriented design, and enhancing existing uses.

Adjacent Land Uses:

- North: Residential
- South: Commercial, Residential
- East: Residential
- West: Commercial, Residential



## KEY DEVELOPMENT AREA #6

Location: All four quadrants of 75<sup>th</sup> Street and Cass Avenue intersection.

Existing Conditions: Central area surrounding major intersection with primarily commercial centers, school property, and an existing apartment complex.

Zoning: B-2 Business District, R-2 Residence District, R-3 Residence District.

Proposed Land Use:

Recommended for infill development, including additional retail and shopping uses, pedestrian-oriented design, and outdoor dining. Specific property to target is the existing school for redevelopment.

Adjacent Land Uses:

- North: Residential
- South: Business, Residential
- East: Residential
- West: Residential



## KEY DEVELOPMENT AREA #7

Location: Area adjacent to Route 83 along its west side, south of 67<sup>th</sup> Street.

Existing Conditions: Mixture of small commercial buildings, office buildings, and residential properties in between.

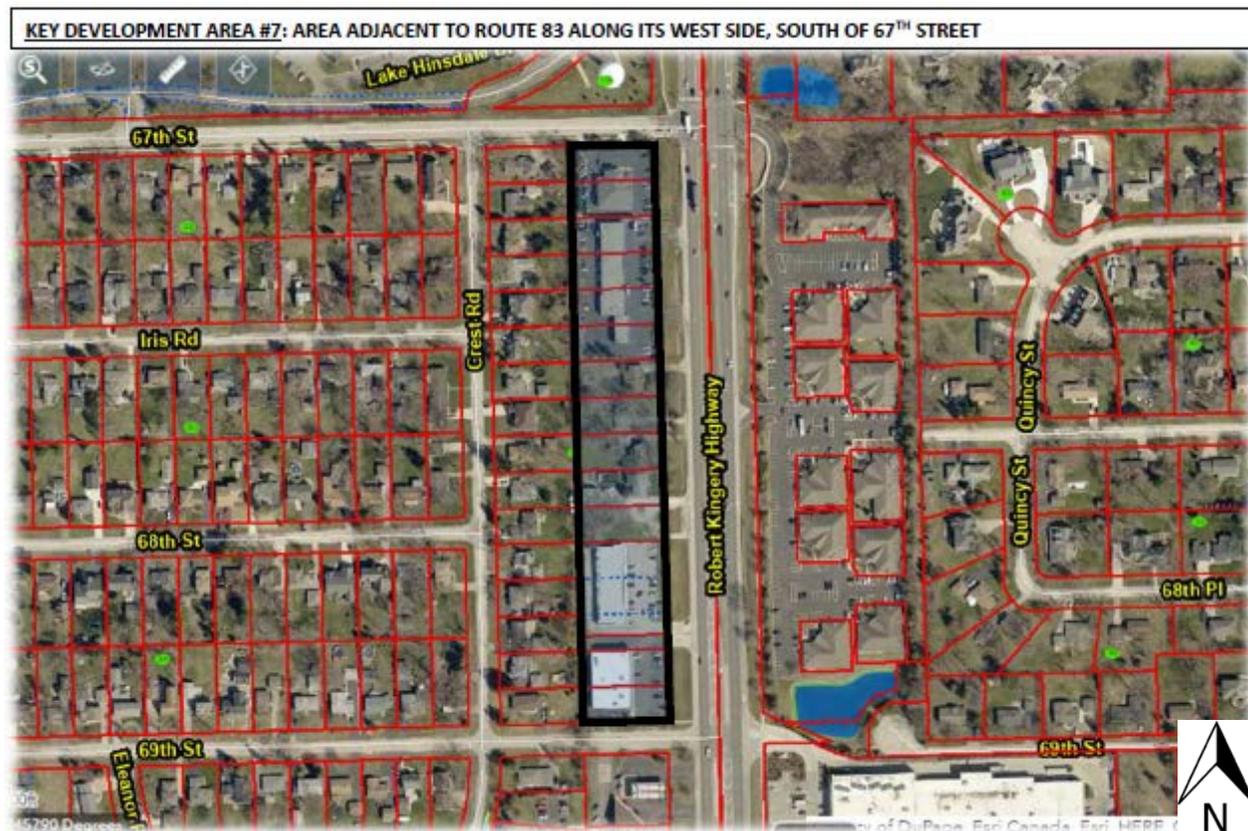
Zoning: B-2 Business District, R-2 Residence District.

Proposed Land Use:

Opportunities to infill and redevelop a cohesive commercial frontage along Route 83.

Adjacent Land Uses:

- North: Residential
- South: Commercial
- East: Office
- West: Residential



## KEY DEVELOPMENT AREA #8

Location: Southwest corner of Lemont Road and 87<sup>th</sup> Street intersection.

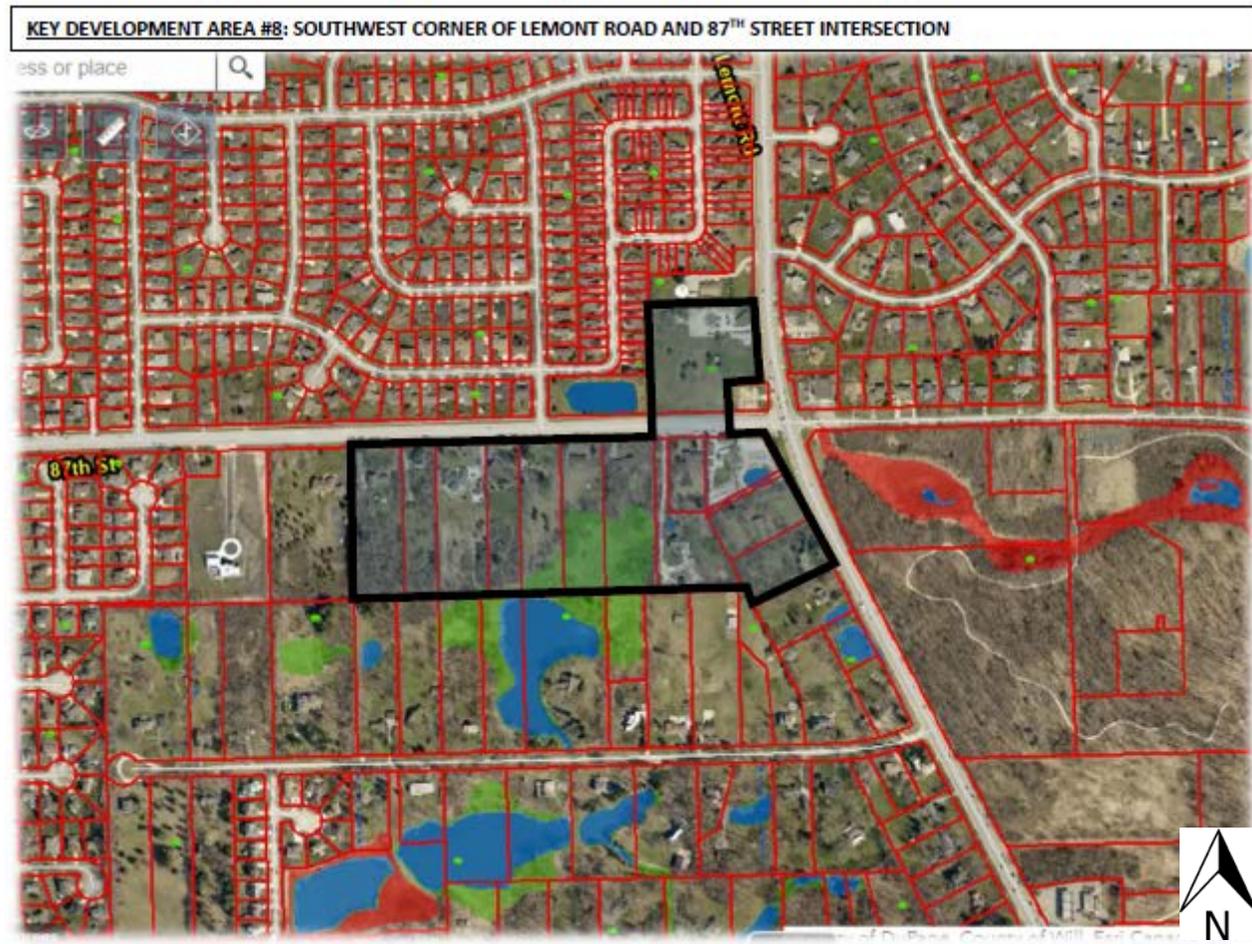
Existing Conditions: Area contains estate type homes on large parcels in addition to a pre-existing landscape supply business at the intersection of Lemont Road and 87<sup>th</sup> Street.

Zoning: B-3 Business District, R-1 Residence District, R-2 Residence District.

Proposed Land Use: This key area is can include commercial development if cohesive in nature. It also presents opportunity for further residential development either through infill or subdivision.

Adjacent Land Uses:

- North: Residential
- South: Residential
- East: Residential
- West: Residential



## KEY DEVELOPMENT AREA #9

Location: Northeast quadrant of Interstate 55 and Lemont Road interchange (Oldfield Triangle).

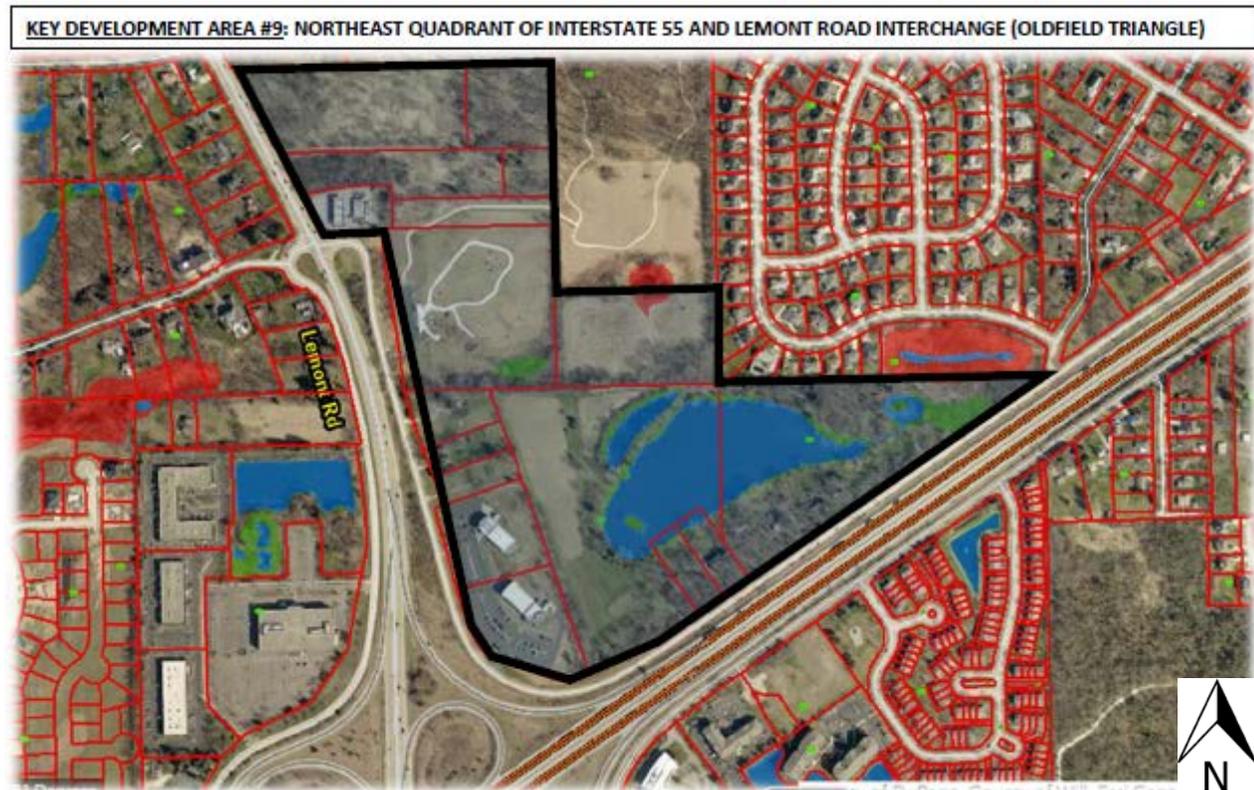
Existing Conditions: Mostly undeveloped area with existing office buildings, gas station, and single-family homes on the periphery.

Zoning: B-3 Business District, Office (O) District, R-1 Residence District.

Proposed Land Use: Commercial use along Frontage Road should be prioritized in addition to more residential use through new development and subdivision process.

Adjacent Land Uses:

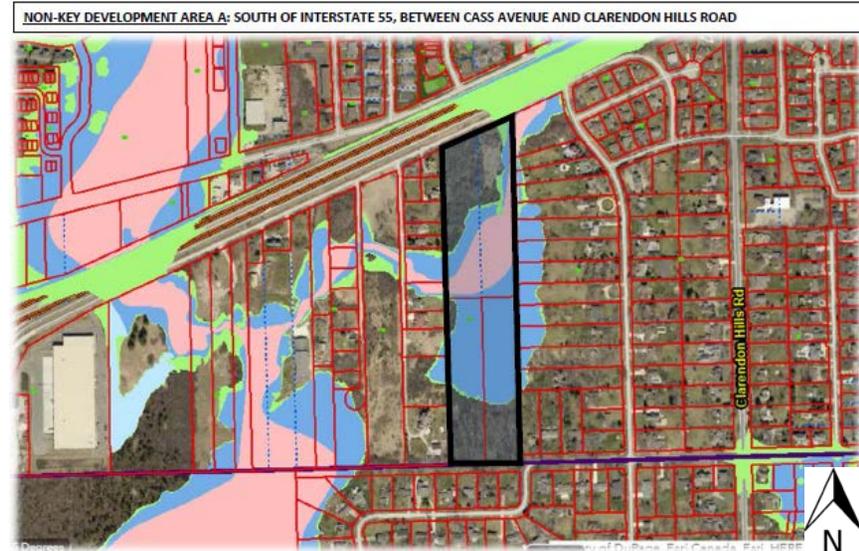
- North: Forest Preserve
- South: Commercial, Residential
- East: Residential
- West: Commercial, Residential



# CHAPTER V, FUTURE LAND USE (NON-KEY AREAS)

## **NON-KEY DEVELOPMENT AREA A**

Location: South of Interstate 55, between Cass Avenue and Clarendon Hills Road.



## **NON-KEY DEVELOPMENT AREA B**

Location: 2220 Manning Road, west of Rolling Knolls Subdivision.



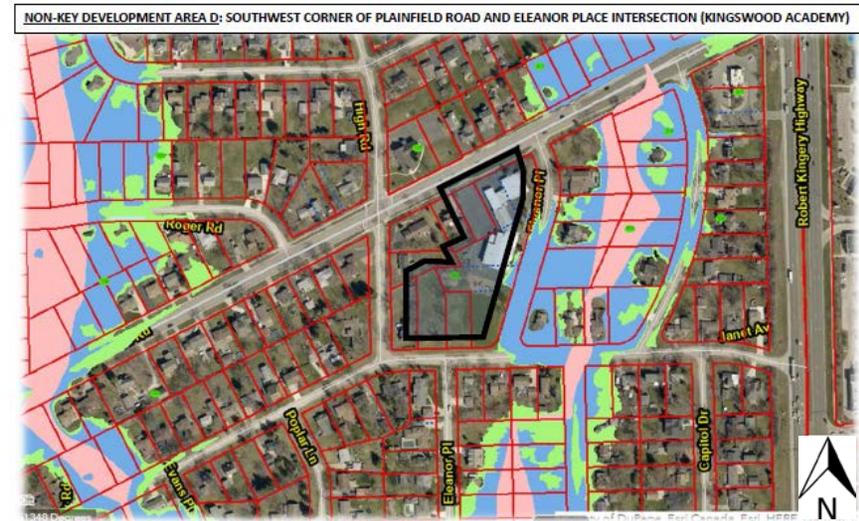
## NON-KEY DEVELOPMENT AREA C

Location: Northwest corner Plainfield Road and Leonard Drive intersection.



## NON-KEY DEVELOPMENT AREA D

Location: Southwest corner of Plainfield Road and Eleanor Place intersection (Kingswood Academy).



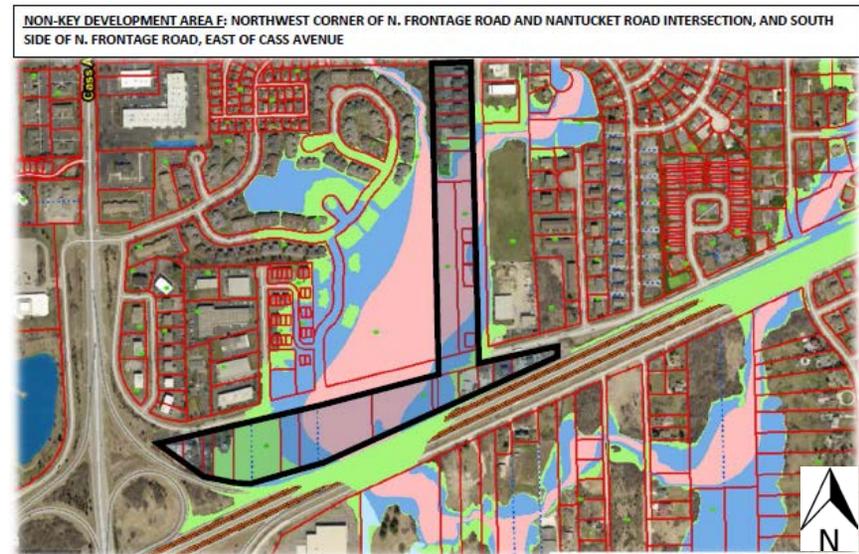
## NON-KEY DEVELOPMENT AREA E

Location: South side of N. Frontage Road, west of Bailey Road.



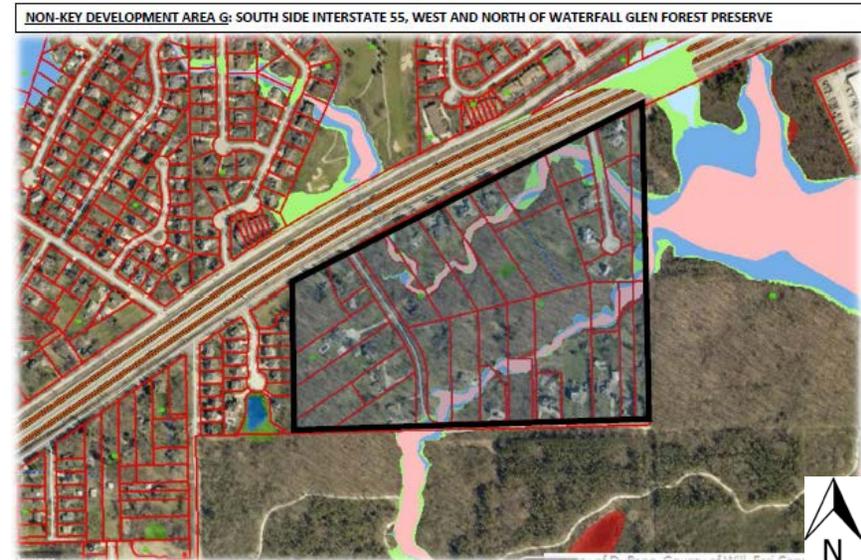
## NON-KEY DEVELOPMENT AREA F

Location: Northwest corner of N. Frontage Road and Nantucket Road intersection, and south side of N. Frontage Road, east of Cass Avenue.



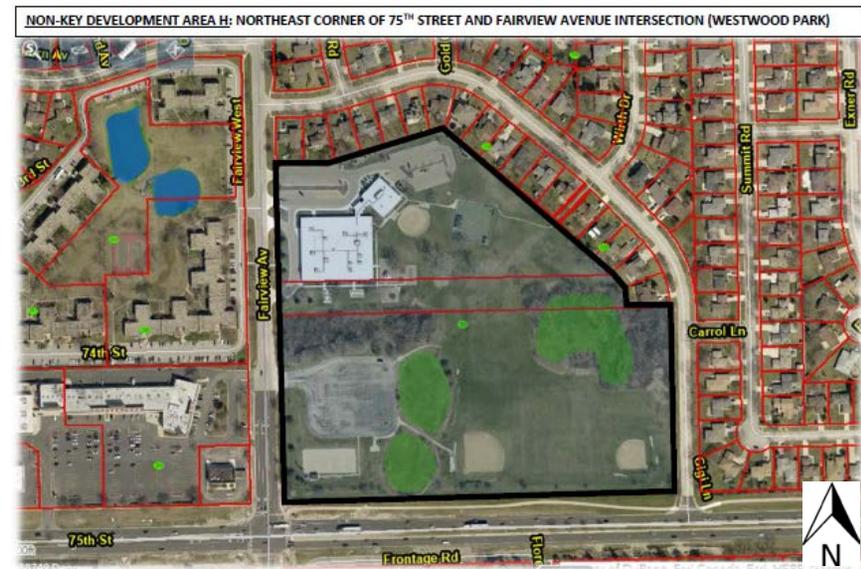
## NON-KEY DEVELOPMENT AREA G

Location: South side interstate 55, west and north of waterfall glen forest preserve.



## NON-KEY DEVELOPMENT AREA H

Location: Northeast corner of 75<sup>th</sup> Street and Fairview Avenue intersection (Westwood Park).



# **COMPREHENSIVE PLAN**

**Amended October 2, 2006**

**ORIGINAL**

# **Comprehensive Plan Update City of Darien**

**November 18, 2002**

**Amended: October 4, 2006**

*Prepared by:*

**Planning Resources Inc.  
402 West Liberty Drive  
Wheaton, Illinois 60187  
Telephone: 630.668.3788  
Facsimile: 630.668.4125**

# Chapter IV, Key Development Areas

## Key Development Area Plans

This portion of the plan focuses on key land use decisions for specific areas. Seven key areas were identified as vacant or underutilized parcels large enough in size to be able to develop with the type, pattern and intensity of land uses required to promote a better balance of land uses in the City of Darien. These seven areas have been planned to promote community identity, increase amenities and attract revenue-producing uses. All of these factors were considered critical toward achieving the stated goals and objectives of this comprehensive plan.

Planning for each key development area includes:

- Text that describes the property or parcels that make up the development area;
- An identification of proposed land uses;
- A policy statement; and
- A list of strategies for plan implementation and design guidelines that should be followed to achieve the objectives of this comprehensive plan for the key area.

A concept plan also was prepared for each key development area to illustrate the desired pattern of land uses, relationship between land use within and abutting the key area, and to identify key planning factors that should be considered when reviewing a specific development proposal. These concepts are intended to serve as a guide for evaluating planned development. They are not intended to limit the creativity and planning that will occur with a specific project. However, the concept plans graphically represent the ideas

and policies promoted for each area. Changes from recommendations presented for each key development area that might be proposed should be carefully considered within the context of the adopted policies and design guidelines.

## Key Development Area #1 Darien Marketplace District

### Location:

All four quadrants of the intersection of 75<sup>th</sup> Street and Cass Avenue

### Existing Conditions:

This area is fully developed with a mix of uses (see Figure 4a), including:

- Institutional (Old Lace School, Lace School and Safety Village);
- Residential (Colonial Apartments);
- Retail (Brookhaven Plaza, Heritage Plaza, and Jewel Osco); and
- Commercial/Office (insurance, real estate, bank, restaurant, automobile service uses).

### Proposed Land Use:

Create a shopping district that includes retail commercial, restaurants and a new town center on property at the northwest quadrant of 75<sup>th</sup> Street and Cass Avenue.

### Policy Statement:

Many residents of Darien consider the intersection of 75<sup>th</sup> Street and Cass Avenue to

be the “town center” or central shopping district of the community. This is primarily because the area is located in the center of town. In addition, large retail centers in the area are located here, including Brookhaven Plaza and surrounding outlots; Heritage Plaza; and the Jewel/Osco complex, with outlots on 75<sup>th</sup> Street and Cass Avenue. These businesses not only serve Darien residents, but the entire 75<sup>th</sup> Street corridor provides regional shopping opportunities and services for residents of surrounding communities.

The four quadrants that comprise the intersection of 75<sup>th</sup> Street and Cass Avenue are fully developed. This is an older area which has the potential of becoming blighted without redevelopment intervention. Outdated retail strip-centers, surrounded by large parking lots, occupy three of the four quadrants. The large retail centers that comprise this intersection are unified with shared access points, avoiding numerous curb cuts along 75<sup>th</sup> Street. A residential apartment complex is located east of the Heritage Plaza shopping center and appears to be in livable condition. While this is solid housing, there is interest and a higher need in redeveloping this area as a traditional town center.

At the present time, the intersection does not have any elements that unify the area as a shopping district, nor does it have distinguishing characteristics that give identity specific to Darien. The retail centers are each under separate ownership and therefore do not include coordinated architecture, landscaping, or signage which would lend in consolidating the area. Large, paved parking lots surround each retail center with little to no landscaping to soften the large expanses of pavement. Driving from one center to the next is encouraged, rather than discouraged, as there are no linkages to connect pedestrians with adjacent land uses. An abundance of window signs, especially at the food and drug stores

are visible and create visual clutter. Vacant storefronts indicate the area’s potential for decline. Lastly, loading, utility and outdoor storage areas, as well as retail centers that abut residential neighborhoods, do not have adequate screening.

In order to stave off deterioration and build upon the potential vitality and economic strength of this major retail intersection, an identity for the area should be created and marketed. This includes the creation of a town center in the northwest or southeast quadrant of the intersection of 75<sup>th</sup> Street and Cass Avenue (see Strategies for Implementing KDA #1a, **Town Center at Darien Marketplace**, below). Recommendations that follow are aimed at upgrading and unifying existing properties and provide guidelines for new development. Specific plans were developed for the northwest quadrant.

#### **Implementation/Design Guidelines:**

1. Promote the area as the “Darien Marketplace” shopping district. Unify uses in Key Development Area #1 through design treatments along 75<sup>th</sup> Street and Cass Avenue that include:
  - Signs that define this area as Darien’s Marketplace District;
  - Coordinated landscaping along 75<sup>th</sup> Street and Cass Avenue;
  - Colorful banners, installed on existing light poles;
  - Paved cross-walks with push-button activated signals; and
  - Enhanced landscaping in medians (perennials, ornamental grasses, trees, etc).

# City of Darien

## Key Development Area #1 Planning Factors

Figure 4a

**Location:** All four quadrants of the intersection  
of 75th Street and Cass Avenue

**Zoning:** B-2 (commercial); R-2 (School and Safety Village);  
and R-3 (Apartments)

### Adjacent Land Uses:

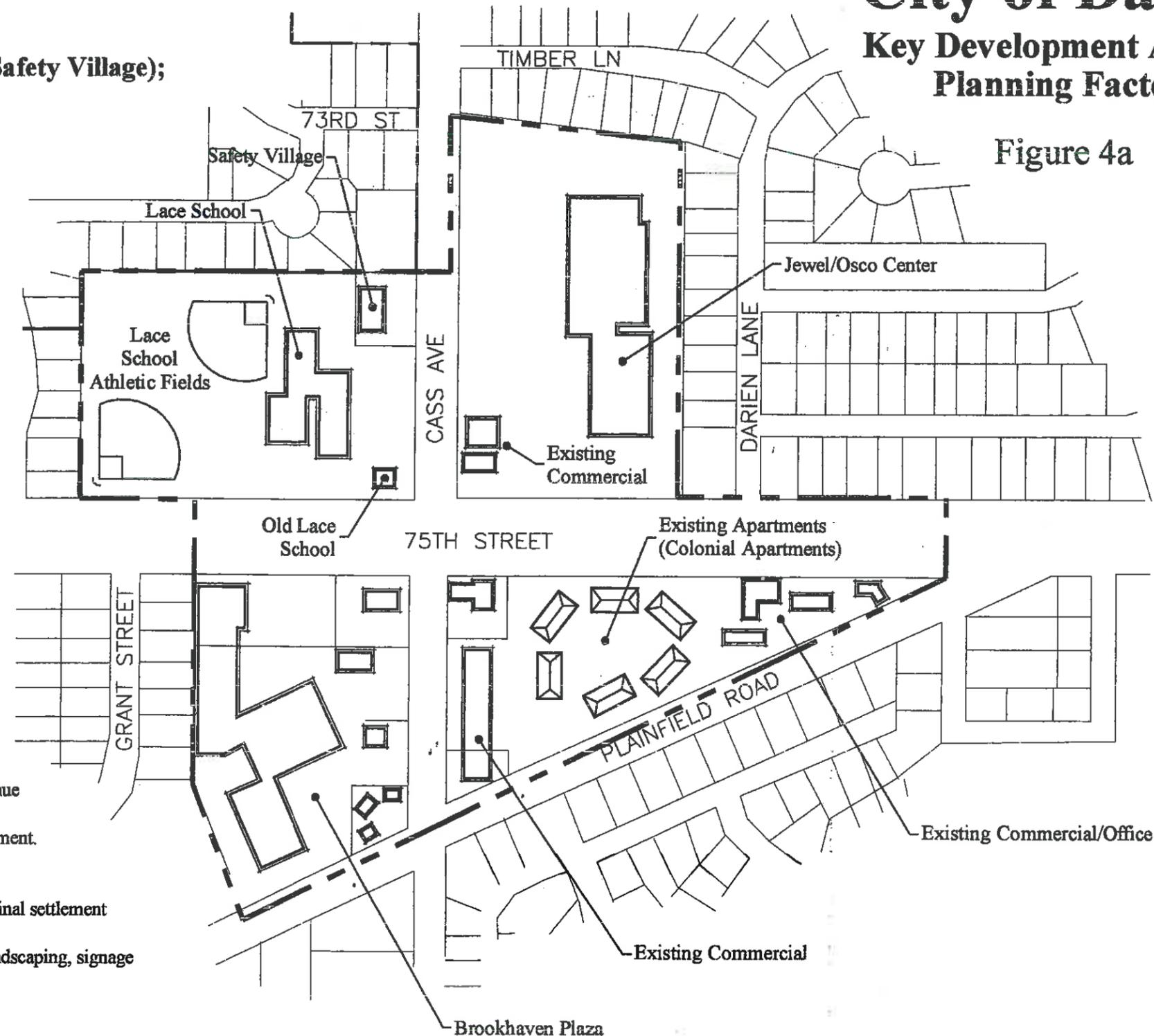
- North: Single-family residential
- South: Single-family residential
- East: Single-family residential
- West: Single-family residential

### Characteristics:

- Considered the geographic center of the community
- Serves as a regional shopping center
- No vacant land is available
- Existing commercial:
  - In three of four quadrants
  - Has little to no vacancies
  - Consists of "strip" development
  - Surrounded by large parking lots with little or no landscaping
  - Has consolidated access along 75th Street that reduces curb cuts
  - Does not provide adequate screening of service areas
  - Does not include elements that unify the area or build identity
- NW quadrant includes Old Lace School, Lace School, Safety Village and athletic fields
- SE quadrant includes multi-family apartments in addition to commercial
- Landscaped median along 75th Street prevents cross-access between uses in each quadrant

### Potentials:

- Promote this key area as the "Darien Marketplace Shopping District"
- Build identity through design treatments along 75th Street and Cass Avenue (i.e. architecture, landscaping and signs)
- Properties in NW and SE quadrant could become available for redevelopment.
  - Offers opportunity to:**
    - Redevelop, adding another commercial or mixed use
    - Design with thematic architecture that builds on character of the original settlement
    - Integrate plaza between historic school and new commercial
- Integrate residential component with nonresidential use areas through landscaping, signage and pedestrian linkages
- Improve buffering between residential and nonresidential land uses



2. Revitalize and upgrade commercial properties through:
  - Thematic façade improvements for retail centers that build from the architectural styling selected for the town center (see recommendations for KDA #1a, below) to visually tie together all four quadrants;
  - Sign control (business identification and window signs);
  - Creation of clearly defined traffic patterns between centers and adjacent outlots;
  - Separation of service vehicles, trucks and customer traffic;
  - Screening of loading areas and trash enclosures;
  - Unified parking lot lighting (all four quadrants);
  - Adding parking lot landscaping (i.e. islands and medians) to break up pavement and define traffic flow; and
  - Constructing sidewalks that lead pedestrians to the front of the center and provide connections between centers.
3. Enforce the City's regulations that relate to window signs and outdoor storage to control visual clutter and maintain unobstructed pedestrian access in front of the stores.
4. Integrate the residential component of this key development area with nonresidential land use areas through landscaping, signage, and pedestrian linkages that

provide direct access to retail commercial development.

5. Improve buffering between residential and nonresidential land uses (i.e. architectural walls and landscaping).
6. In the event that the apartment buildings on the south side of 75<sup>th</sup> Street, east of Cass Avenue become available, the property should be redeveloped as a town center and should incorporate significant public plaza space which would contribute to building an identity for Darien.

### Key Development Area #1a, Town Center at Darien Marketplace

#### Location:

Northwest quadrant of the intersection of 75<sup>th</sup> Street and Cass Avenue, within the Darien Marketplace District. All of the policies prepared for this key area could be applied to the southeast quadrant as well. The concept plan for the northwest quadrant was prepared to illustrate proposed policies and recommendations.

#### Existing Conditions:

This area is currently developed with institutional uses that include Lace School and its associated athletic fields, historic Old Lace School and Safety Village (see Figure 4b):

- The historic Old Lace School and Safety Village occupy properties that front on Cass Avenue; and
- Lace School and its athletic fields are the predominant land use, and have frontage on both Cass Avenue and 75<sup>th</sup> Street.

**Size:** 12.50 Acres

**Zoning:** R-2 (School and Safety Village)

**Objectives:**

- Develop a town center with a community center, public green/outdoor plaza and retail/office space

**Potential Uses**

- **Community Center:**
  - Two-story, 50,000-60,000 square-foot facility
  - 200 Parking Spaces (1/300 sf)
  - Darien Visitor's Center
  - Learning center/computer labs
  - Satellite library
  - Meeting rooms
  - Offices (Chamber of Commerce)
  - Concessions/Cafeteria/Coffee house
  - Fitness facility
  - Gymnasium
  - Outdoor plazas
- **One and two-story retail/office:**
  - 45,000 gross square building feet
  - 202 parking spaces (4.5/1,000 sf)
- **Entry Plaza/Public Green with sculptures, fountains and outdoor seating**
- **Restaurant:**
  - 8,000 gross square building feet
  - 64 parking provided at ratio of (8/1,000 sf)
  - parking shared w/ Com. Center and Retail
- **Streetscape enhancement features include:**
  - Concrete pavers
  - Street trees and planters
  - Decorative benches with waste receptacles

**Legend:**

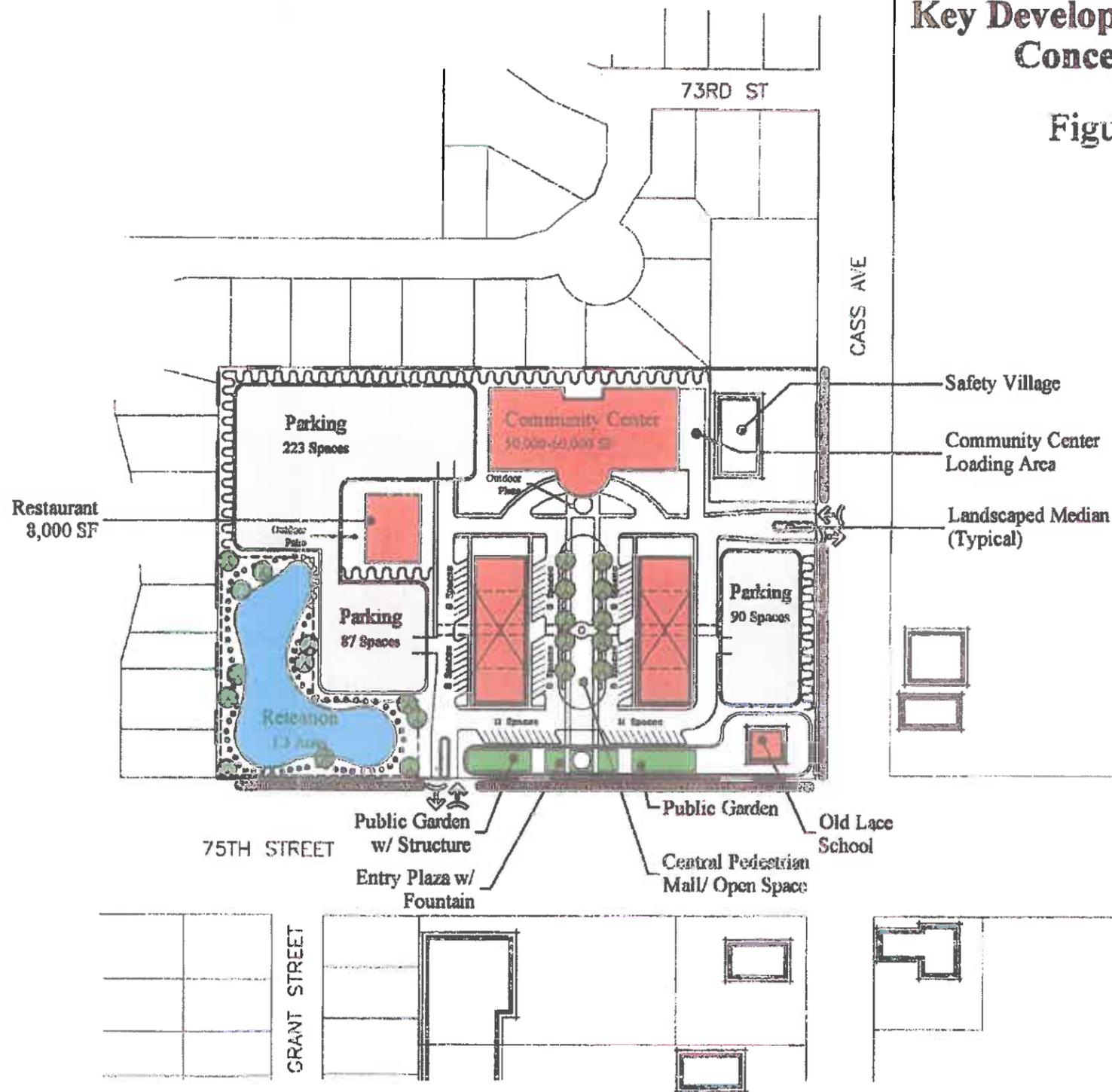
- Landscaped Buffer
- Streetscape Enhancement
- Potential Two-Way Access
- Proposed One-Story Retail/Office Building
- Proposed Two-Story Retail/Office Building
- Existing Commercial Building
- Proposed Trail

# City of Darien

## Key Development Area #1

### Concept Plan

Figure 4b



**Proposed Land Use:**

A new town center that includes “lifestyle” retail commercial, restaurants, a community center and public open space and plazas.

**Policy Statement:**

As previously indicated in the policy statement prepared for Key Development Area #1, residents of Darien consider the intersection of 75<sup>th</sup> Street and Cass Avenue to be the “town center” or central shopping district of the community. If the 12.5-acre property were to be sold by the District, it could be redeveloped as a town center. This option provides Darien the opportunity to develop its center at a highly visible location that is both convenient and accessible to all residents, while building upon the identity of the 75th Street and Cass Avenue intersection as a major shopping area and the historic center of Darien.

The plan for Darien’s Town Center that is presented as **Figure 4b** has been crafted to meet a variety of community needs and to provide a mix of uses that promote resident interaction. It combines the retail, service, and restaurant uses that are typically associated with the ideal downtown along with the vitality of a community center, outdoor plazas, and a “main street”, approximately one block long, where:

- Residents can gather to shop, conduct business, dine and gather to share news and enjoy one another’s company;
- One and two-story buildings are located along a common green that is landscaped and available for community events (i.e., outdoor concerts, plays, children’s programs, craft fairs, art shows, etc.);

- Buildings are predominantly brick, and relate to one another through color, style, and detailing (i.e., window and door trim, cornices, awnings etc.);
- Buildings are sited at the front lot line and used to frame the street, creating a traditional downtown setting;
- Sidewalks in front of buildings are wide enough (10 feet or more) to allow pedestrians ample room to pass one another, while accommodating outdoor dining, seating areas, street trees, planters, and other street furniture (i.e., bicycle racks, kiosks, trash receptacles, etc.);
- Parking is available at the front of individual businesses for customer convenience; and
- Storefronts are designed with large windows that can be filled with merchandise and changed frequently to attract the customer.

While accommodating the automobile, the town center has been designed for the pedestrian, offering a mix of uses within walking distance of one another. These uses are designed to blend community functions and events with conveniently located recreational/fitness activities and “lifestyle” retail and service uses (i.e., dry cleaners, drug store, bookstore, coffee shop, café, post office, etc.). The mix of uses proposed as part of this center includes:

- The existing Safety Village building and facilities;
- A two-story, 50,000 to 60,000 square-foot, community building designed to serve as a hub for City functions and park district programs and operations, and to

complement the 130,000 square-foot Sportsplex and other parks in Darien;

- One- and two-story retail/office buildings (approximately 45,000 gross square feet of floor area);
- An 8,000 square-foot restaurant; and
- Public greens and activity/festival areas that provide outdoor areas for community functions and which physically and visually link the Historic Old Lace School to other use areas in the town center.

**Implementation/Design Guidelines:**

1. Consider one or more of the following options for financing the purchase and redevelopment of this property:
  - Applying for grants;
  - Seeking out federal and state funds;
  - Soliciting contributions from Darien businesses;
  - Preparing a developers' prospectus for marketing the property;
  - Working with local banks to provide low interest loans;
  - Creating a tax increment financing district;
  - Issuing bonds; and
  - Using retail sales tax revenues to help pay down the debt.
2. Establish a reasonable time frame (two or three years) within which a plan of action is developed and initiated to purchase property and find a developer to

implement the plan. If it is determined that the project is too costly or complex at this time, then:

- Modify the plan so that retail commercial uses replace the proposed community center; and
  - Focus community efforts on implementing the plan for Key Development Area #3. This plan includes the community center as an alternate, in the event the concept for KDA #1a cannot be carried out within a reasonable time frame. Implementation of KDA #3 will ensure that Darien's residents benefit from a project that has a community focus and identity, consistent with some of the objectives of the plan prepared for the proposed town center.
3. Create a design review board whose function will be to review and advise the Planning and Zoning Commission and City Council on site plans and development proposals in the town center. This board could consist of up to five members appointed by the City Council and include:
    - The City Planner;
    - An architect;
    - A Park District Board representative;
    - One or two members from the Planning and Zoning Commission.
  4. Identify an architectural styling that is representative of Darien that will be used for all new buildings constructed on this site. Consider the Midwestern prairie style that has already been used for public buildings in Darien, including the City Hall, the Indian Prairie Library, and the Police and Fire Stations.

5. Create design guidelines that will be applied to all new development that address:

- Orientation of buildings, ensuring that storefront facades are created for all areas exposed to public view, including those visible to pedestrians and motorists from:

- The pedestrian mall;
- 75<sup>th</sup> Street and Cass Avenue; and
- Parking lots and drive aisles;

- Architecture, including:

- Style;
- Building materials;
- Roofs (pitch, overhang, material);
- Color palettes;
- Massing (one-and two-stories);
- Required detailing;
- Treatment of facades exposed to public view (i.e., required glass, entryways and building ornamentation);

- Signs;

- Decorative lighting (pedestrian, parking lot and accent lighting);

- Street furniture (benches, trash containers, tables, etc.).

6. Promote the development of the town center consistent with the concepts presented on **Figure 4b**, so that it includes the following elements:

- A 50,000 to 60,000 square-foot community center that serves as a visual and functional anchor, and may include:

- Park District headquarters;
- School District offices;
- Chamber of Commerce;
- Visitor's Center;
- Meeting rooms;
- Classrooms for park district programs (including seniors);
- Day care facilities;
- Learning center/computer lab;
- Fitness facility and/or gymnasium;
- Concessions/Cafeteria;
- Coffee House;
- Contract Postal Unit ("mini post office"); and
- Satellite City offices, where residents can obtain City stickers, pay bills, or conduct other related business;

- One- and two-story buildings that include approximately 45,000 square feet of floor area for ground-floor retail and service uses, and second-story offices:

- The buildings should be oriented toward the proposed central pedestrian mall, designed for community functions and events;

- Uses should cater to the needs of the resident who is attending functions at the community center or conducting business while children or other family members are participating in park district programs or classes. Such uses could include:

- Dry cleaning;
- Satellite or branch bank;
- Card shop;
- Drug store;
- Video rental;
- Bakery;

- Delicatessen;
  - Cafe;
  - Coffee shop;
  - Restaurant;
  - Book store;
  - Hair salon;
  - Florist;
  - Health food store;
  - Gift shop; and
  - Specialty shops (i.e., gourmet foods, wine shop, cigar store);
- Entrances to retail/service/office uses should be provided both from the interior pedestrian mall and from elevations that face parking or drive aisles;
  - Walks that are 10 or more feet wide along stores that face the central pedestrian mall to accommodate outdoor dining, special sales events, and two-way pedestrian traffic;
- A heavily landscaped pedestrian mall and open space area that includes a permanent or movable stage that can be used for such things as:
    - Concerts, festivals and children’s programs;
    - Recreation (i.e., ice skating in the winter months); and
    - Art or craft fairs;
  - A public garden area and pedestrian mall and plaza that physically and visually ties the historic Old Lace School to other use areas in the town center through the creation of formal gardens that include:
    - Structures (i.e., decorative walls, stairs, pergolas, arbors);
    - Amenities such as fountains, planters, benches and sculpture;
    - Decorative brick paver walks;
    - Activity/gathering areas around fountains and plazas;
    - Thematic lighting; and
    - Ornamental plantings (trees, shrubs, grasses and perennials);
  - A quality sit-down restaurant with an enclosed and landscaped outdoor dining area that is oriented and located such that it functions as a visual anchor for individuals entering the town center from Cass Avenue, and helps frame the main entrance from 75<sup>th</sup> Street;
  - A traffic circulation pattern that places parking and drive aisles along both sides of the retail/service/office buildings, offering opportunities for convenient parking and access into businesses;
  - An east/west pedestrian linkage to provide convenient access from parking proposed to be located east and west of the retail/office/service buildings;
  - Pedestrian crosswalks (constructed of decorative pavers) and traffic control where walks extend across streets between the community center, restaurant, retail/service/office buildings and public gardens along 75<sup>th</sup> Street;

- Thematic lighting that relates to the architectural styling selected for buildings in the town center;
  - Enhancement of the public rights-of-way along 75<sup>th</sup> Street and Cass Avenue, by introducing:
    - Brick paver walks;
    - Banners;
    - Street trees (on 30-foot centers);
    - Defined pedestrian entrances into the town center from:
      - Cass Avenue, along the drive south of Safety Village; and
      - 75<sup>th</sup> Street through the public open space and along the main entry drive from this arterial; and
    - Thematic lighting that ties the town center to the remainder of the Darien Marketplace District;
  - Landscape screening of:
    - Parking proposed along Cass Avenue;
    - Buildings and parking sited next to existing residences; and
    - Parking proposed south and west of the restaurant;
  - Parking lots that include islands planted with trees and ornamental grasses or shrubs; and
  - A heavily landscaped retention pond with walking path that serves as a visual focal point and gathering area in addition to retaining storm water runoff.
7. Preserve and enhance the Historic Old Lace School building, by:
    - Maintaining distinguishing, original qualities and character of the building;
    - Restoring deteriorated architectural features, as applicable;
    - Replacing detailing that once existed on this building or adding new detailing that enhances its historical significance.
  8. Capitalize on the historic Old Lace School that exists at the center of Darien and draw people into the area by:
    - Signage;
    - Banners;
    - Enhanced landscaping;
    - Plazas;
    - Permanent exhibits that highlight the history of Darien; and
    - Changing exhibits (i.e., crafts, photographs, school projects, etc.).
  9. Integrate the Safety Village complex into the town center through:
    - Additional landscaping;
    - Theme lighting that blends with the style selected for the town center;
    - Pedestrian linkages to the community center building; and
    - A façade improvement and fence design that relates to the architectural theme established for this key area.

**Key Development Area #2, Retail, Bank and Townhomes**

**Location:**

Former fire station site on the south side of 75<sup>th</sup> Street, west side of Lyman Avenue.

**Estimated Size:**

Approximately 19.20 acres

**Existing Land Use:**

The Plan initially recommended office uses, high quality restaurants, banks and other business, professional service and retail uses that would not substantially add to traffic congestion along 75<sup>th</sup> Street during those times when existing retail uses are operating at their peak. The Plan favored office uses as the best use to meet the stated objectives. The redevelopment plan meets these objectives, by not significantly adding to traffic congestion and creating a retail center with a scale that fulfills neighborhood and community retail and service needs.

The Plan also recommended that any buildings constructed on the site, regardless of use, present an aesthetically styled building façade to help create an attractive gateway into the community. The buildings constructed do meet these objectives.

Since the Plan was adopted in 2002, the site has been redeveloped. Prior to the redevelopment, the site contained the old fire station located along 75<sup>th</sup> Street, a new fire station and electrical substation located towards the southeast corner of the site, a single-family home at the northwest corner of the site and a stormwater management facility to the west of the new fire station.

The single-family home, new fire station and the electrical substation were not included in the redevelopment of the site and remain.

In 2004, construction began on a development plan including retail, bank and townhomes (See Figure 5a). The development consists of three retail buildings with a total of 32,400 square feet, a 3,200 square foot bank with a drive-thru facility and three townhome buildings providing a total of 12 dwelling units off of Abbey Drive. The plan included modifying the 75<sup>th</sup> Street and Lyman Avenue lane intersection, extending Abbey Drive and creating a cul-de-sac and providing a pedestrian link between the retail/bank area of the development with Abbey Drive. The overhead utility lines along Lyman Avenue were buried. The plan included a flood plain map revision to accommodate one of the three townhome buildings. The far southern area of the site contains stormwater control facilities as well as a flood plain compensation area. The stormwater control facility for the fire station, located on Lyman Avenue, remains.

The retail portion of the development is a community-scaled shopping center, as opposed to a regional-scale shopping center similar to the Darien Towne Center shopping center to the east. The retail buildings are currently occupied by a home fitness equipment store, wine shop, coffee shop, cell phone store, vitamin store, residential cabinet retail store, dry cleaner and a couple of eating establishments. The coffee shop occupies a space with a drive-thru facility.

The scale and architectural styling of the retail buildings, the retail space split into three buildings, the varied building setbacks along 75<sup>th</sup> Street, pedestrian plaza and

# City of Darien

## Key Development Area #2

### Concept Plan

Figure 5a

Size: 19.20 Acres  
 Zoning: B-2 and R-3

**Objectives**

- Develop with a non-residential land use
- Minimize Saturday peak hour traffic
- Meet the market demand for office uses
- Make use of the low lying land west of the new fire station
- Consider scale of development and its impact on adjacent residential properties

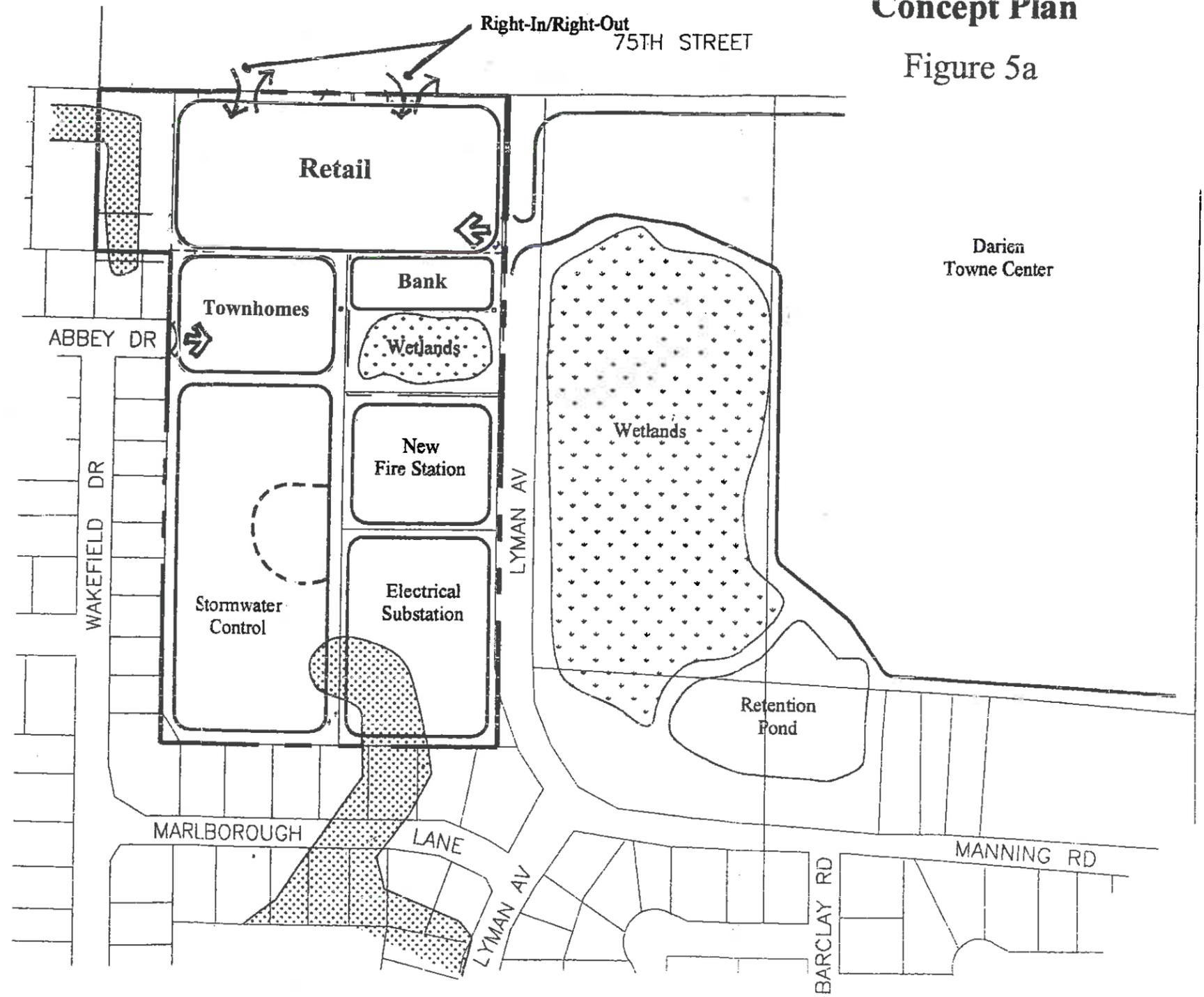
**Current Uses**

- Retail
  - 32,400 square feet total
  - 3, one-story buildings
  - Full access from Lyman Avenue
  - Restricted access from 75<sup>th</sup> Street
  - Pedestrian access from Abbey Drive
- Bank
  - 3,200 square feet
  - One-story building
  - Full access from the retail portion
  - Restricted access to Lyman Avenue
  - Pedestrian access from Abbey Drive
- Residential
  - Townhomes
  - 3 buildings, 12 units total
  - Access from Abbey Drive
  - Pedestrian access to Retail and Bank

**Legend**

-  Flood Plain
-  Wetlands
-  Existing Residential
-  Potential Access

**Note:**  
 The location of existing flood plain is based on mapping prepared by Christopher B. Burke Engineering, Ltd. Boundaries associated with wetlands and hydric soils are approximate, and based on soil survey maps of DuPage County and interpretation from aerial photographs.



402 West Liberty Drive Wheaton, Illinois 60167  
 Ph: 630.668.3788 Fax: 630.668.4125



Date: August 2001  
 Page: 42

generous landscaping throughout the site all help to create a “boutique” retail shopping center feel, instead of the traditional retail strip center where the building is a long, box like structure which tends to create a sterile atmosphere.

The redevelopment plan went through several revisions, which included community meetings with residents, the developer, City officials and City staff, prior to a formal submittal to the City. Even during the formal consideration of the development plan, several revisions were made to address comments raised by residents and the City.

**Implementation/Design Considerations:**

1. Full access to the site from Lyman Avenue was achieved, along with restricted right-in/right-out only access drives from 75<sup>th</sup> Street.
2. Pedestrian access was provided between the retail and bank sites to Abbey Drive, linking the commercial area of the development to the residential neighborhood to the south and west.
3. A 30-foot landscaped parking setback was established along 75<sup>th</sup> Street to screen parked cars and creating an attractive streetscape.
4. Perimeter landscaping was provided around the entire commercial portion of the development, defining the space and creating a separation between the commercial and residential portions of the development.
5. The building heights were limited.
6. Varied architectural styles were used for each of the land use groups. The architectural styles help to create an attractive gateway into the community. Quality building materials were used, such as brick, stone and other masonry materials, creating a permanent appearance.
7. The architectural details were extended to all sides of the buildings.
8. Foundation landscaping was achieved, as well as interior parking lot landscaped islands, softening the pavement associated with off-street parking.
9. Trash enclosures were enclosed with masonry walls matching the respective buildings.
10. Roof-mounted mechanical equipment was screened on all facades visible to the public.
11. A pedestrian link was provided between the retail and bank sites to the surrounding residential neighborhoods to the south and southwest and to the Darien Town Center.

**Key Development Area #3,  
Alternative Community Center Site**

**Location:**

East side of Lemont Road, south of 75<sup>th</sup> Street, between the Forest Preserve property to the north and the townhome subdivision to the south.

**Estimated Size:**

Approximately 11.64 acres

# City of Darien

## Key Development Area #3

### Planning Factors

Figure 6a

Size: 11.64 Acres  
 Zoning: ORI

#### Adjacent Land Uses

- North: Forest Preserve
- South: Townhomes
- East: Forest Preserve
- West: Forest Preserve property and large lot residential

#### Characteristics

- Old farmstead with access from Lemont Road
- Northwest corner of site contains flood plain with possible hydric soils and wetlands
- Hedgerow of trees runs east /west across lower third of property
- Swale runs the length of Lemont Road frontage
- Public access would be limited to Lemont Road
- Difficult to obtain warrants for signal based solely on this land use

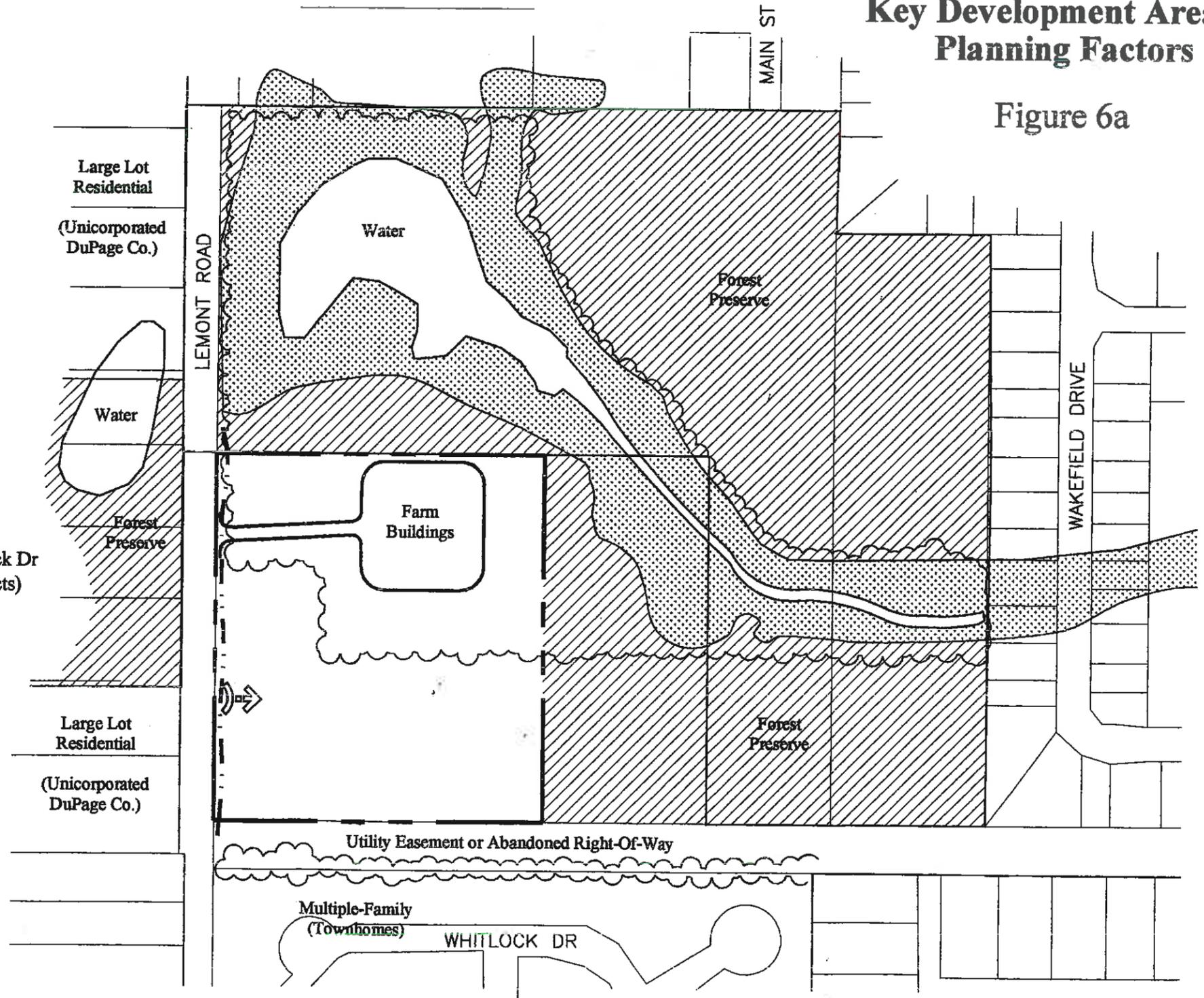
#### Potential Uses

- Single-family residential w/ access from Lemont Rd
- Multiple-family residential w/ access from Lemont Rd and Whitlock Dr
- Senior housing complex (independent living with a range of products)
- Recreation - Community center
- Specialty retail
- Office

#### Legend

-  Forest Preserve
-  Flood Plain
-  Potential Access
-  Existing Hedgerow/Tree Line
-  Swale

**Note:**  
 The location of existing flood plain is based on mapping prepared by Christopher B. Burke Engineering, Ltd. Boundaries associated with wetlands and hydric soils are approximate, and based on soil survey maps of DuPage County and interpretation from aerial photographs.



**Existing Conditions:**

A portion of the site has several old farm buildings with the remainder of the property currently in agricultural use. The DuPage County Forest Preserve District owns surrounding property to the north, east, and west. A multiple-family townhome development is directly south of the site.

The subject property is within the municipal limits of Darien and zoned ORI (office, research, and light industry). Vacant properties to the west of Lemont Road, within the City of Woodridge are also zoned ORI (office, research, light industry). The site has direct access from Lemont Road (see Figure 6a).

**Proposed Land Use:**

Darien Community Center

**Policy Statement:**

This is an alternative site for the creation of a center that will give Darien identity in the event that the town center proposed for KDA #1a is not initiated within two or three years after the adoption of this Comprehensive Land Use Plan. The mix of uses proposed as part of this concept does not include the retail component proposed for the Lace School property. This is because the property is not suitable for retail development, due to its location. The 11.64-acre parcel is isolated from other retail development, since it is surrounded by open space to the north, east and west and townhomes to the south located approximately ¼ mile south of the retail commercial development that exists along 75<sup>th</sup> Street.

The land uses proposed as part of this plan would provide a forum for year-round public events, festivals, and recreational

opportunities for all residents, and meet the needs of the Darien Park District for additional space. A two-story, 50,000 to 60,000 square-foot community building constructed on this property would essentially include the same uses considered for the town center on the Lace School property:

- Park District headquarters;
- School district administrative offices;
- Chamber of Commerce;
- Visitor's Center;
- Meeting rooms;
- Classrooms for park district programs;
- Day care facilities;
- Learning center/computer labs;
- Fitness facility and/or gymnasium;
- Concession/cafeteria/coffee house; and
- Outdoor plaza.

Other uses could be proposed to provide resident interaction and opportunities for recreation include:

- Outdoor amphitheater, bandshell, and park;
- Outdoor playground, tennis and volleyball courts, and picnic area;
- Trail connections to adjacent Forest Preserve;
- Cabin for day and overnight use by scouts and youth groups; and
- Campsites.

If the town center proposed for Key Development Area #1 occurs within a reasonable time frame and the community center remains a viable part of the proposal for the Lace School parcel, then this 11.64-acre property should be developed with recreational uses that meet the needs of the

# City of Darien

## Key Development Area #3

### Concept Plan

Size: 11.64 Acres  
Zoning: ORI

#### Objectives

- Develop a community center

#### Potential Uses

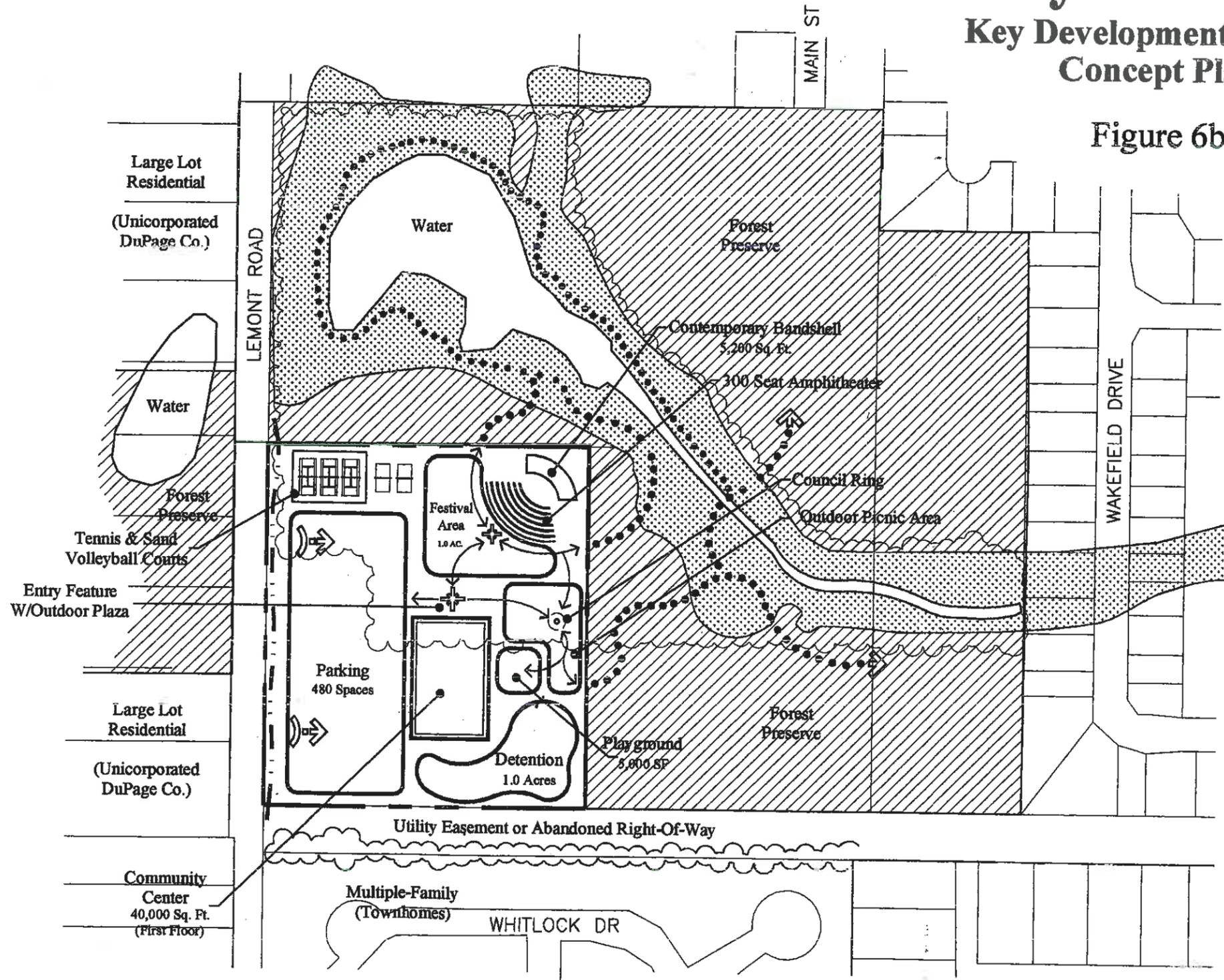
- Community Center
  - Two-story, 50,000-60,000 square-foot facility
  - Darien Visitor's Center
  - Learning center/computer labs
  - Meeting rooms
  - Offices (Chamber of Commerce)
  - Concessions/Cafeteria/Coffee house
  - Fitness facility
  - Gymnasium
  - Outdoor plaza and picnic areas
- Outdoor amphitheater, bandshell and park
- Outdoor play ground and picnic area
- Trail connections to adjacent Forest Preserve

#### Legend

-  Forest Preserve
-  Flood Plain
-  Potential Access
-  Existing Hedgerow/Tree Line
-  Swale
-  Proposed Trail
-  Paved Pedestrian Path

**Note:**  
The location of existing flood plain is based on mapping prepared by Christopher B. Burke Engineering, Ltd. Boundaries associated with wetlands and hydric soils are approximate, and based on soil survey maps of DuPage County and interpretation from aerial photographs.

Figure 6b



community (see Figure 6b). Such uses could include:

- Ball fields (soccer or baseball, lighted or unlighted);
- Tennis and volleyball courts;
- In-line skating rink;
- Skateboard facilities;
- Creative play areas for children of all ages; or
- Aquatic center.

Developing trails that connect to the adjacent Forest Preserve, and working with the Forest Preserve District and other agencies to provide additional recreational opportunities (such as a cabin and campsites) would only enhance the recreational use of this property. Also, the amphitheater, bandshell and park remain viable alternatives for consideration, since these uses would not be possible in combination with the retail uses proposed as part of the town center on the Lace School property.

The subject site is one of the only remaining vacant properties left in the City. A top priority of the plan is the purchase of this property for future development as either a community center or recreational area for residents of Darien. The proposed site will provide an equal balance of public facilities on the western side of the City with those uses on the east side of the community (i.e., library and the Park District's Sportsplex).

The location of the property allows easy access, convenience and high visibility, as Lemont Road is well traveled and considered a major arterial through the City. The surrounding Forest Preserve and residential neighborhoods beyond provide several

opportunities for developing a pedestrian network that connects the City either to a community center or the recreational uses previously described.

**Implementation/Design Guidelines:**

1. Immediately purchase the 11.64-acre property for public use (either the community center concept presented as Figure 6b or other recreational uses).
2. Enter into an intergovernmental agreement with the Park District, Forest Preserve District (FPD) and the City of Darien for the use and development of this site and surrounding FPD property as a community center. This includes participation in the funding, construction of buildings and other amenities, and the programming and carrying out of activities for Darien's residents.
3. Consider the following options for financing the purchase of this property:
  - Contact CorLands to determine whether or not this agency can purchase this property for use by residents of the City of Darien while other options for funding are identified;
  - Meet with state representatives and apply for state funds.
4. Expand the 11.64-acre site for community use by coordinating the following:
  - Purchase property next to the forest preserve north of the Oldfield Triangle (Key Development Area #6); and
  - Coordinating the exchange of this newly purchased parcel with the Forest Preserve District.

5. Encourage the DuPage County Forest Preserve District to develop surrounding property that connects with this site and relates to the planned uses. This includes the possible development of Forest Preserve District property with picnic shelters, campsites and cabin for use by scouts and other youth groups.
6. Provide a network of pedestrian paths and trails that link together the proposed uses of this site and that provide connections with surrounding Forest Preserve property. This includes the construction of a trail around the lake to the north.
7. Coordinate the location of the design and location of access drives with the DuPage County Division of Transportation. This includes:
  - Obtaining approval for the future construction of a signal; and
  - Widening Lemont Road to provide turn lanes into the property.
8. Construct a sidewalk along Lemont Road to provide pedestrian access to the site.
9. Adopt the following design guidelines for the development of this property:
  - Preserve existing mature trees, wetlands, and other natural features where possible;
  - Require the architecture and building materials of the community center facility to relate to the natural elements and character of the site. Encourage the use of brick, stone, and cedar, rather than vinyl or aluminum, which are not as durable and do not relate to the natural character of the site;

- Require landscaping and berming along Lemont Road to screen views of the parking lot from public rights-of-way;
- Establish lighting fixture design criteria and footcandle levels that will eliminate glare and excess illumination; and
- Encourage thematic lighting, banners, and signage that will establish an identity for the site as a community center.

#### Key Development Area #4, Darien Commons

##### Location:

Northwest quadrant Plainfield and Clarendon Hills Roads; Parcels west of Clarendon Hills Road between Plainfield Rd. and 75<sup>th</sup> St.; and properties east of Clarendon Hills Road between Elm and 75<sup>th</sup> Street

##### Existing Conditions:

The area is fully developed with a mix of uses (see **Figure 7**), including:

- Darien Community Park, north of Plainfield Road;
- Animal hospital and gas station at the northwest corner of Plainfield and Clarendon Hills Roads;
- The new Park District Sportsplex Center, south of Plainfield Road and west of Tennessee Drive;

# City of Darien

## Key Development Area #4

### Planning Factors

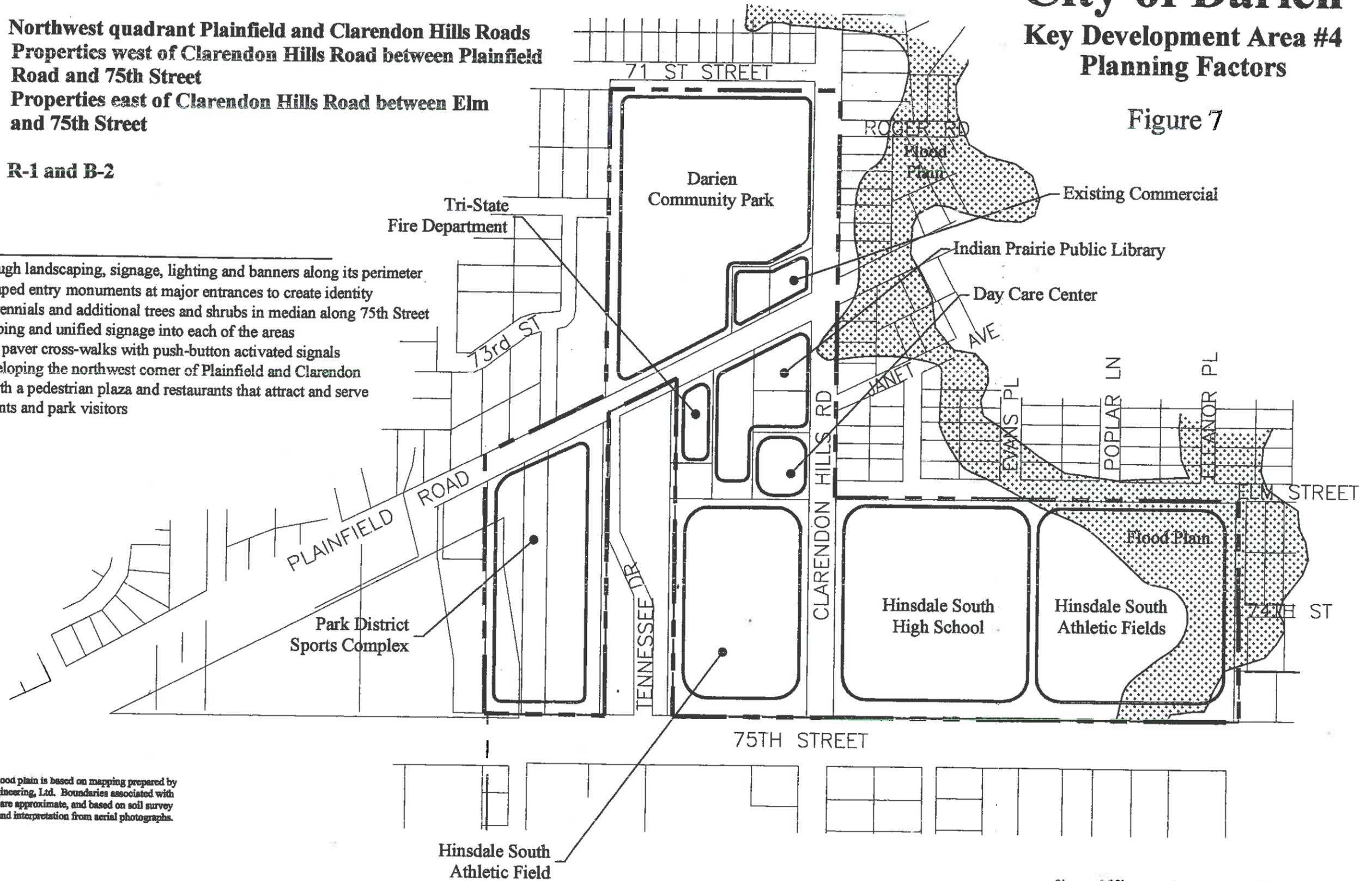
Figure 7

**Location:** Northwest quadrant Plainfield and Clarendon Hills Roads  
 Properties west of Clarendon Hills Road between Plainfield Road and 75th Street  
 Properties east of Clarendon Hills Road between Elm and 75th Street

**Zoning:** R-1 and B-2

**Potentials**

- Unify area through landscaping, signage, lighting and banners along its perimeter
- Provide landscaped entry monuments at major entrances to create identity
- Install color perennials and additional trees and shrubs in median along 75th Street
- Extend landscaping and unified signage into each of the areas
- Construct brick paver cross-walks with push-button activated signals
- Consider redeveloping the northwest corner of Plainfield and Clarendon Hills Road with a pedestrian plaza and restaurants that attract and serve students, parents and park visitors



**Note:**  
 The location of existing flood plain is based on mapping prepared by Christopher B. Burke Engineering, Ltd. Boundaries associated with wetlands and hydric soils are approximate, and based on soil survey maps of DuPage County and interpretation from aerial photographs.

- Between Plainfield Road and 75<sup>th</sup> Street:
  - Tri-State Fire Department;
  - Indian Prairie Public Library;
  - Day Care Center; and
  - Hinsdale South High School Athletic Field;
- East of Clarendon Hills Road between Elm and 75<sup>th</sup> Streets:
  - Hinsdale South High School; and
  - Hinsdale South Athletic Fields;
- Adjacent single family and multiple family residential uses not included in the key area.

**Proposed Land Use:**

Retain and enhance existing land uses.

**Policy Statement:**

Many residents of Darien consider the intersection of 75<sup>th</sup> Street and Clarendon Hills Road to be one of the two major activity “hubs” of the community (the other is the intersection of 75<sup>th</sup> Street and Cass Avenue, Key Development Area #3). Community Park is located in this quadrant of the City where Darien Fest is held each summer, an attraction that draws more than 30,000 people from the region.

In addition to the park, the Park District Sportsplex, Indian Prairie Public Library and Hinsdale South High School and athletic fields are all located here, each of which draws people for a variety of events and programming. These events and uses reinforce this key area as a center of educational and recreational activity.

Presently, this major corridor does not have any elements that unify the area as an activity

“hub”, nor does it have distinguishing characteristics that give identity specific to Darien. Only one restaurant is within walking distance for gathering before, during, or after events. In addition, festivals and special events are sometimes disruptive and consideration should be given to surrounding residents (i.e. impacts of increased traffic, noise, litter, lights, etc.). In order to enhance this quadrant of the community, an identity should be created for this area that distinguishes it as a major gathering place (educational and recreational) for Darien residents.

**Implementation/Design Guidelines:**

1. Unify the area through landscaping, signage, lighting and banners along its perimeter.
2. Provide landscaped entry monuments at major entrances to this area to create identity.
3. Install colorful perennials and additional trees and shrubs in median along 75<sup>th</sup> Street.
4. Extend landscaping and unified signage into each of the areas.
5. Construct brick paver crosswalks with push-button activated signals.
6. Consider redeveloping the northwest corner of Plainfield and Clarendon Hills Road with a pedestrian plaza and restaurants (i.e., ice cream shop, pizza parlor, and coffee shop) that attract and serve students, parents, and visitors of the park.

## Key Development Area #5, Business and Office Park

### Location:

South of Interstate 55, between the Darien Public Works facility and the trucking company to the west, and large-lot residential uses to the east.

### Estimated Size:

Approximately 94 acres.

### Existing Conditions:

The site is located adjacent to Interstate 55, which provides good visibility and access from the existing frontage road. Part of the site is within the jurisdiction of DuPage County and is zoned R-1. A variety of land uses exist on site, including: small, older single-family homes on large lots; new residential, custom estate homes; the Little Bird Horse Farm; Darien Public Works facility; a trucking company; and extensive natural features including, Sawmill Creek, flood plain, and woodlands (see Figure 8a).

### Proposed Land Use:

Business and Office Park and Single-Family Residential

### Policy Statement:

This key area is well suited for a combination of uses that have visibility and access from I-55, as well as single-family homes that serve as an extension of this existing land use south and east of the subject area (see Figure 8b). Sawmill Creek and its associated floodplain provide a logical boundary between the planned residential and non-residential land uses on this property, and preservation of

existing trees will provide screening between the two different land uses.

The area designated as an office and business park should be developed as a planned unit development with an overall set of controls for architecture, landscaping, signage, and lighting. The western end of the site may include more intensive uses, such as warehousing, service distribution centers, and light manufacturing. The eastern portion of the site could be developed with less intensive uses, such as low-rise office buildings, rather than warehouse distribution that requires large, paved areas for loading.

A logical hierarchy of streets should be developed to serve businesses in this key area. The number of access points along the frontage road should be minimized to maintain the efficiency and operational safety of this road, which serves both residential and non-residential land uses.

The area south of the creek that has been planned for single-family homes should be developed in a manner that is compatible with existing residences, with respect to lot area, floor area, architectural design, and maintenance of the rural character that typifies the development pattern in this area. Access to these homes should be from 87<sup>th</sup> Street.

As the entire site is developed, emphasis should be placed on the preservation of natural and environmental features on the property. Sawmill Creek, which meanders through the area from the northwest to the southeast, should be preserved as a natural amenity and focal point of any new development. Wooded floodplain should be preserved, where possible, to enhance the aesthetics of the area. New development should also be sensitive to and respect existing uses, including estate homes and the horse farm, until such time they are redeveloped.

# City of Darien

## Key Development Area #5

### Planning Factors

**Size:** 94.10 Acres  
**Zoning:** Unincorporated DuPage County and I-1

#### Adjacent Land Uses

**North:** I-55, commercial (Public Storage) and townhomes  
**South:** Vacant and large lot residences  
**East:** Large lot residences  
**West:** Heavy commercial (trucking company)

#### Characteristics

- Good visibility from I-55, and access from existing frontage road
- Existing access is from Leonard and Western Avenue
- Majority of single-family homes along frontage road are "for sale"
- Single-family homes also exist along Western Avenue
- Little Bird Horse Farm is improved with horse corrals and stables
- Real estate signs along frontage road identify the area for:
  - Single-family homes (12.42 acres)
  - Estate residential (Oxford Estates, 8 custom homes on wooded lots)
  - Office/warehouse (Oxford Park)
- 87th Street could provide access from the south to newly constructed residences
- Sawmill Creek meanders through sub area from northeast to southwest
- Unnamed tributary ties into Sawmill Creek at northwest corner
- Extensive flood plain and hydric soils are associated with this entire drainage system
- Wooded flood plain occupies the eastern two-thirds of the site
- Sawmill Creek is channelized and more open on the west end of the subarea
- Areas outside the flood plain boundary generally appear to be developable
- Bridge over Sawmill Creek provides access to the Little Bird Horse Farm and corrals

#### Potential Uses

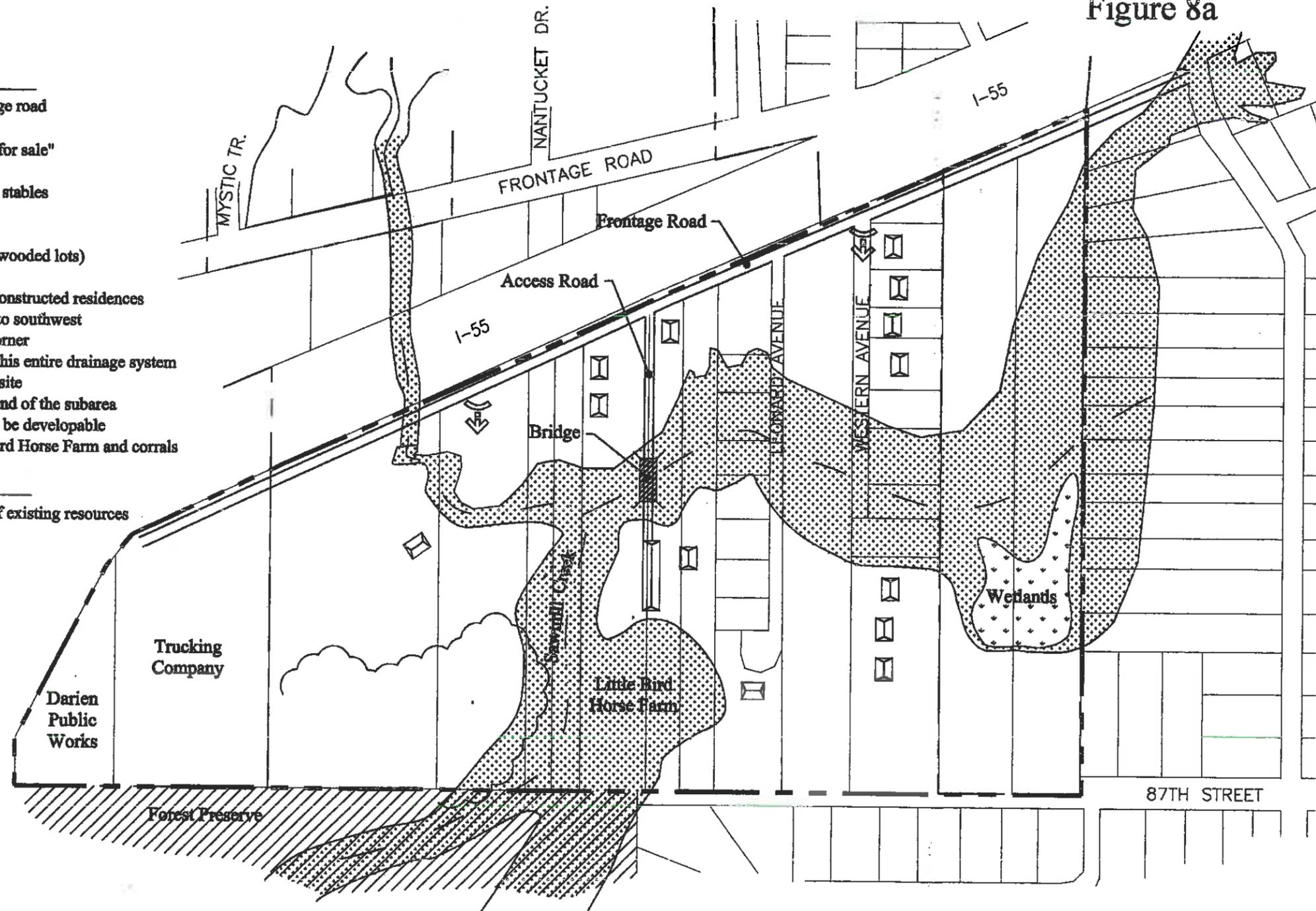
- Low-rise office park, designed to maximize preservation of existing resources
- Large Lot residential

#### Legend

-  Forest Preserve
-  Flood Plain
-  Wetlands
-  Potential Access
-  Existing Hedgerow/Tree Line
-  Existing Residence

**Note:**  
 The location of existing flood plain is based on mapping prepared by Christopher B. Burke Engineering, Ltd. Boundaries associated with wetlands and hydric soils are approximate, and based on soil survey maps of DuPage County and interpretation from aerial photographs.

Figure 8a



# City of Darien

## Key Development Area #5

### Concept Plan

**Size:** 94.1 Acres  
**Zoning:** Unincorporated DuPage County and I-1

#### Objectives

- Meet the market demand for office/warehouse/distribution uses
- Meet the market demand for office uses
- Provide an area for estate residential

#### Potential Uses

- **Business Park**  
 320,000 square feet of office/warehouse/distribution  
 From one to four buildings  
 Assumes 0.4 FAR and maximum 70% impervious surfaces
- **Office Park**  
 300,000 square feet of two- to three-story office buildings  
 Outdoor plazas and trails
- **Single-Family Residential**  
 Approximately 50 homes on lots that are + 20,000 square feet in size  
 Provide access from 87th Street  
 Maintain forested floodplain to buffer residences from adjacent land uses to the north and west

#### Legend

-  Forest Preserve
-  Flood Plain
-  Wetlands
-  Potential Access
-  Existing Hedgerow/Tree Line
-  Existing Residence

**Note:**  
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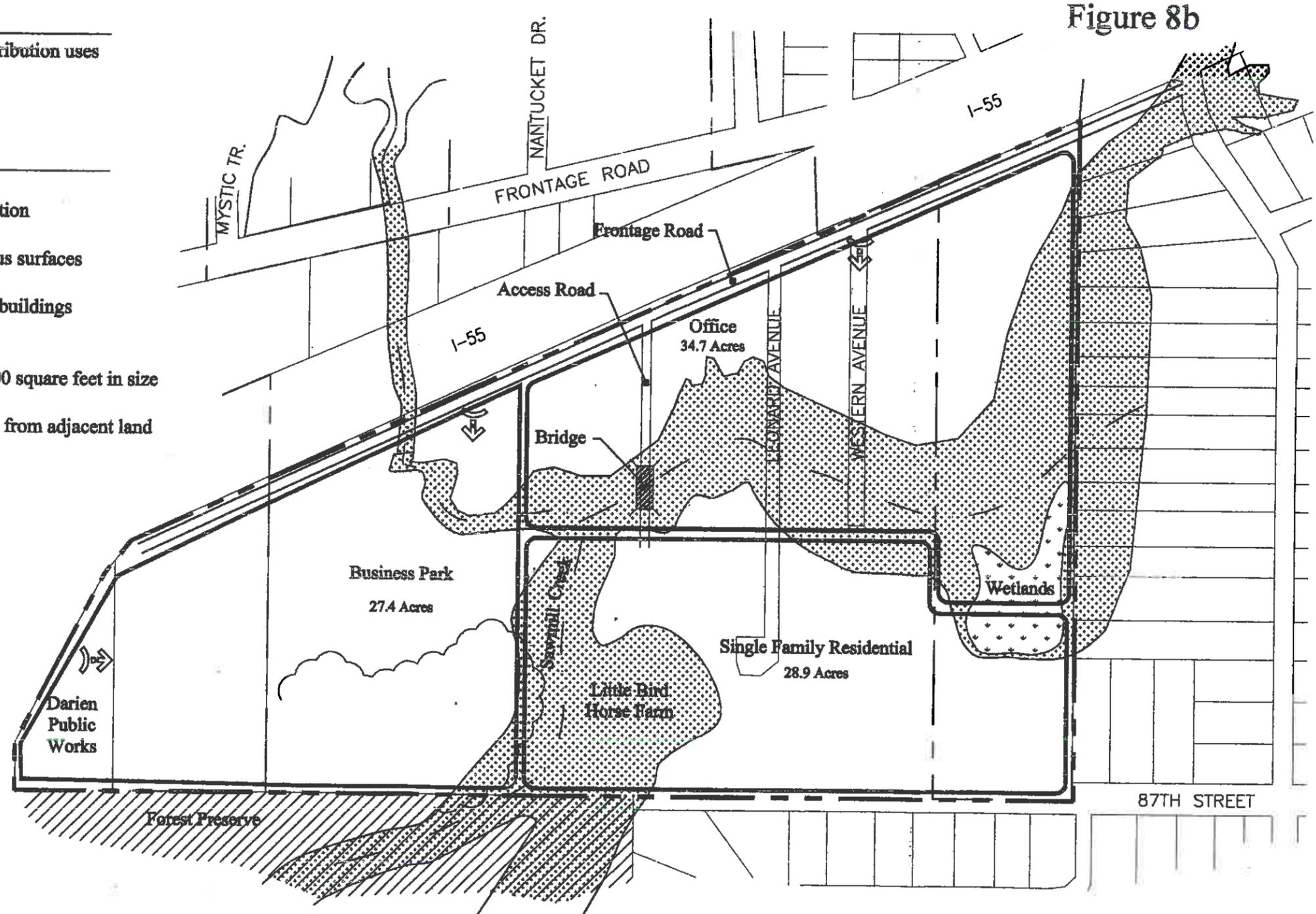


Figure 8b

**Implementation/Design Guidelines:**

1. Promote the development of the non-residential land uses proposed for this key development area as a planned unit development with an overall set of controls designed to create a campus-like setting.
2. Establish a network of streets throughout the office and business park developments that have access from the frontage road, and which enable efficient traffic flow between these two use areas.
3. Require a minimum forty (40)-foot front and corner yard building and parking setback for landscaping, berming and signage along interior streets, and minimum 75-foot setbacks for non-residential development planned along the frontage road.
4. Preserve a greenway along Sawmill Creek in order to preserve existing stands of trees and vegetation. This will provide a natural buffer between existing homes and new development.
5. Require office and warehouse/distribution buildings to be constructed of brick; pre-cast concrete; architectural steel and glass; or other similar permanent, durable material.
6. Incorporate unified sign standards for site identification and tenant signage that control the size, style, materials and illumination of all signs.
7. Require foundation plantings and interior parking lot landscaping to break up long building facades and large expanses of pavement associated with off-street parking and off-street loading zones.
8. Screen all roof-mounted mechanical equipment on all facades that are visible to the public, by the design of the roof structure or extension of the parapet walls.
9. Adopt a standard for street and parking lot lighting that will be carried through the entire park. This will help unify the development; Screen all outdoor storage and loading areas from public view with berms, walls, fences, or landscaping, in order to achieve a year-round opacity of 75 percent.
10. Place trash inside the building, or enclose trash receptacles and compactors with masonry walls designed to match the primary building. Such enclosures should be equal to or taller than the tallest trash bin proposed for use.
11. Require the installation of curb and gutter to improve stormwater management, maintenance, and aesthetics.
12. Encourage pedestrian spaces, such as small plazas with shelters, benches, and tables, for employees to gather, and provide a pathway network linking such spaces throughout the park.
13. Preserve existing mature trees, wetlands, and other natural features where possible and integrate all new development, whether residential or non-residential, within the existing landscape.
14. Use the floodplain forest along Sawmill Creek as a natural buffer between planned residential and non-residential land uses, and supplement trees and shrubs in sufficient quantities to screen parking and office buildings from future residences.

15. Promote the use of the environmental corridor (floodplain and wetlands) that runs through this key area as a pedestrian trail that provides a link between residential properties to the south and east and the existing Waterfall Glen Forest Preserve. Provide access to this trail from the frontage road and from 87<sup>th</sup> Street.
16. Develop the area south of Sawmill Creek with single-family homes.
17. Provide access to this residential area from 87<sup>th</sup> Street.
18. Encourage the use of quality materials (such as wood, stone, and brick) for new home construction, so that new development is consistent with the adjacent subdivision.

### Key Development Area #6, Oldfield Triangle

#### Location:

Southwest corner of the City, north of Interstate 55 and east of Lemont Road.

#### Estimated Size:

Approximately 72.90 acres.

#### Existing Conditions:

This key area is adjacent to both Interstate 55 and Lemont Road and has excellent visibility from this major corridor. The subject property is within the municipal limits of the City and is zoned R-1 (Single-Family Residence District) and B-3 (General Business District). The Oldfield Oaks Forest Preserve surrounds the northern portion of the site. A variety of land uses exist on site, including: small, older single-family homes on large lots; active farm

fields; commercial uses (i.e. Shell gas station); and natural features including, an excavated lake, flood plain, and mature trees (see Figure 9a).

#### Proposed Land Uses:

- Hotel/Conference Center;
- Specialty Retail/Restaurant;
- Multiple-Family Condominiums; and
- Office Park.

#### Policy Statement:

The Oldfield Triangle site provides the City with a long-range reserve of developable land for a mix of uses. A variety of economic development opportunities lend themselves to this site which would capitalize on the area's proximity to Interstate 55. Planned uses, which include a hotel and conference center, specialty retail, condominiums, and offices will increase the City's tax base through a variety of revenue generators, including: local sales taxes; a hotel tax; and property taxes. Due to the scale of development planned for this site, individual uses were planned so that they may be developed in logical phases. In addition, two options for parking lots intended to provide access and parking for the Forest Preserve have been accommodated in the concept plans (see Figure 9b and 9c).

An office park is planned to anchor the southwest corner of the site. This portion of the site is considered prime land for office uses because of excellent visibility, convenience, and proximity to highway interchanges. The buildings are intended to be low-rise in character, not to exceed three stories.

A hotel and conference center is planned for the northernmost portion of the property, next to the forest preserve. This use complements the office uses planned for this location, as

**Size:** 72.90 Acres  
**Zoning:** R-1 and B-3

**Adjacent Land Uses**

North: Forest preserve  
 South: Mixed use PUD  
 East: Single-family residences  
 West: Large lot residential

**Characteristics**

- Excellent visibility from both I-55 and Lemont Road
- Old farmstead at north end has access from Lemont Road
- Sub area is higher than the northbound traffic lanes along Lemont Road
- Access to frontage road exists from Lemont Road at Timber Trails
- Large lot residences, many of which are for sale, exist along frontage road
- Commercial uses are at north end of frontage road
- Excavated lake occupies southeast corner of sub area
- Hydric soils encompass northern edge of lake and a small area west of Kerry Lane (extended)
- Flood plain surrounds lake
- Tree line extends east/west across sub area, north of floodplain
- Remainder of sub area has been, or is being farmed
- Remainder of sub area is developable

**Potential Uses**

- Town center (mix of retail, residential and recreational uses)
- Hotel/conference center and retail
- Office park

**Legend**

-  Forest Preserve
-  Flood Plain
-  Hydric Soils
-  Potential Access
-  Existing Hedgerow/Tree Line
-  Existing Residence

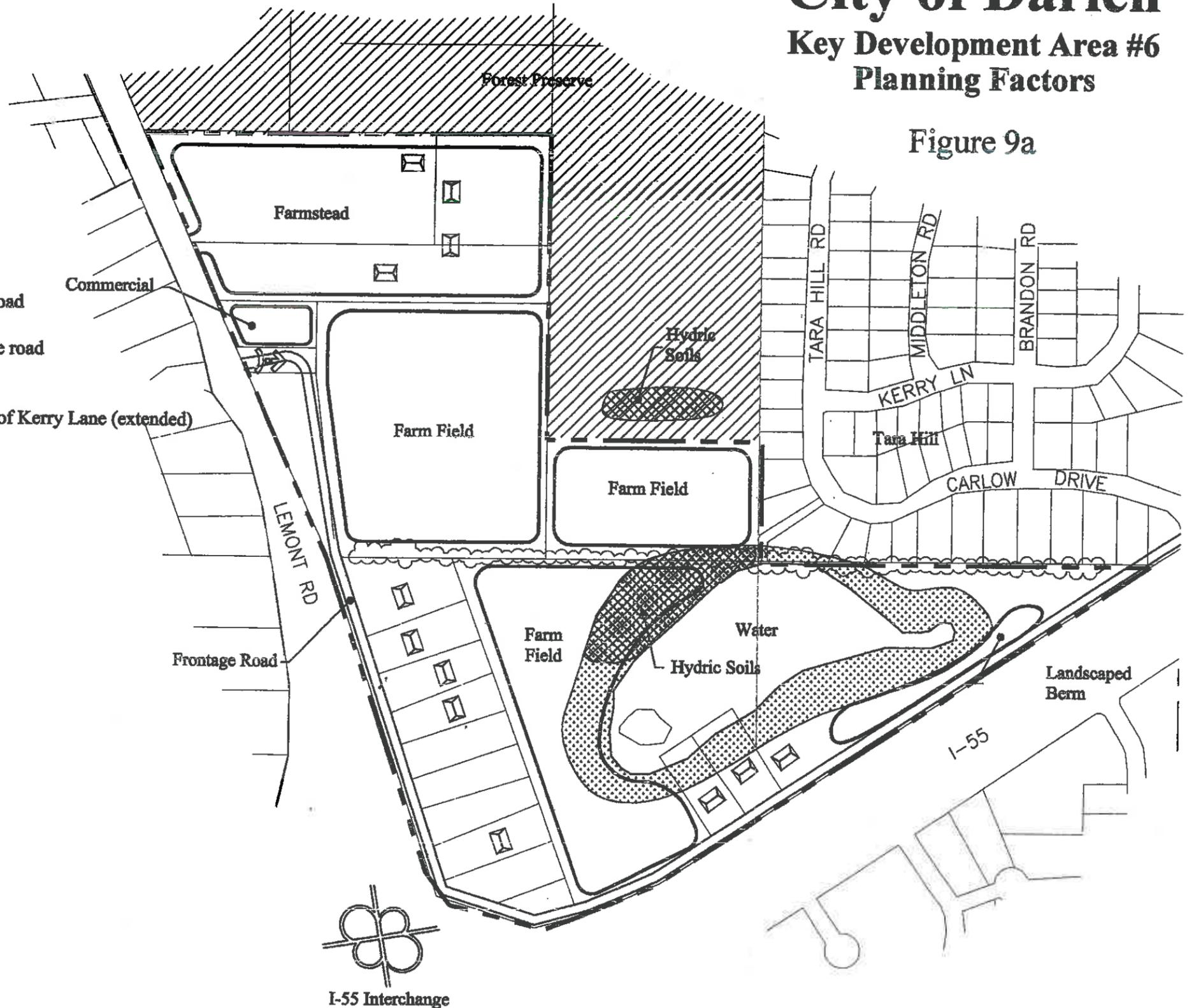
**Note:**  
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# City of Darien

## Key Development Area #6

### Planning Factors

Figure 9a



# City of Darien

## Key Development Area #6

### Concept Plan

Figure 9b

**Size:** 72.90 Acres  
**Zoning:** R-1 and B-3

#### Objectives

- Create a mixed use development that:
- Increases Darien's tax base
  - Capitalizes on the area's proximity to I-55
  - Can be developed in logical phases

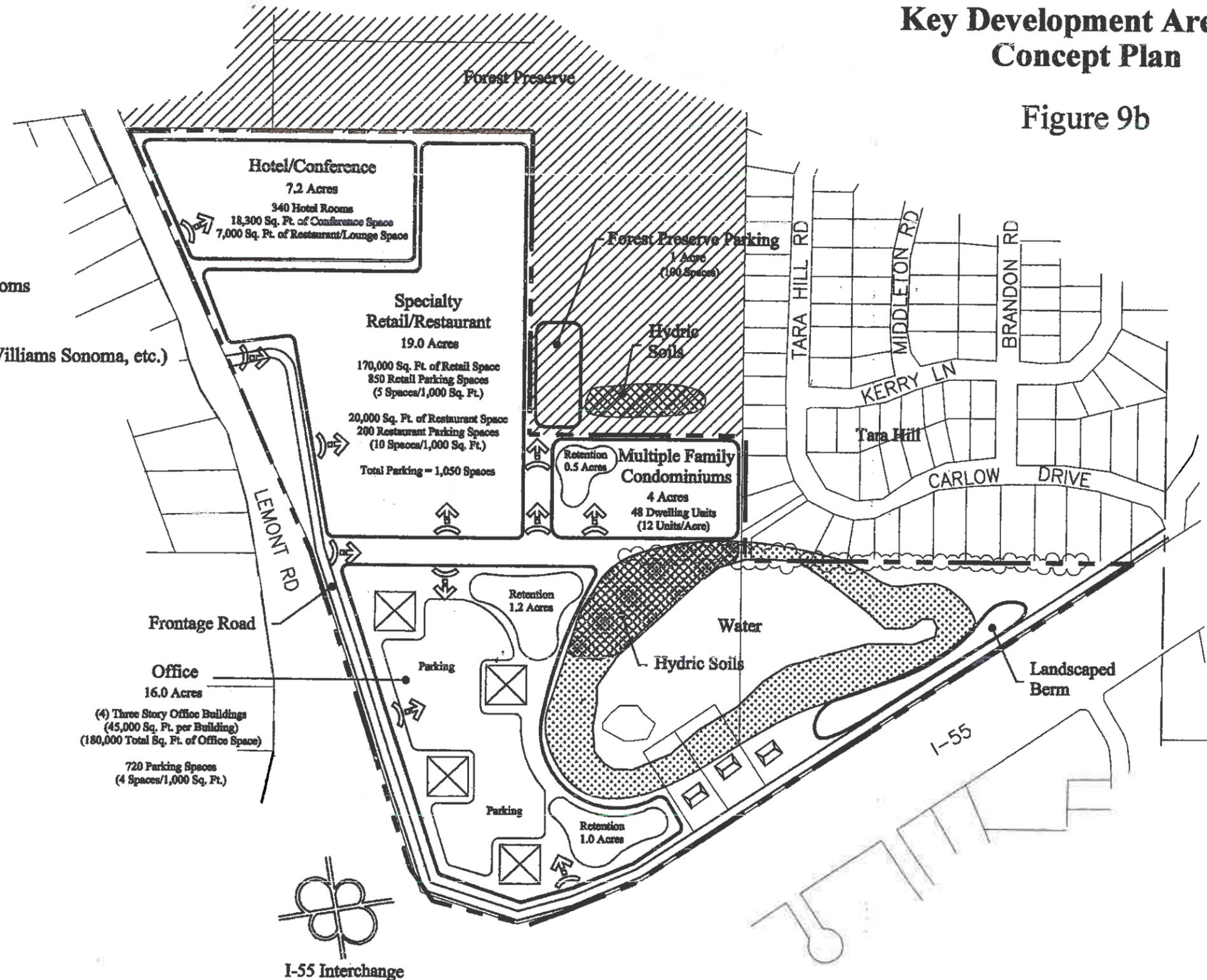
#### Potential Uses

- Ten to Twelve-Story Hotel/Conference Center**
  - 340 rooms
  - 18,300 square feet of conference space/meeting rooms
  - 7,000 square feet of restaurant/lounge
- Speciality Retail/Restaurant**
  - 170,000 square feet of speciality retail (i.e. Gap, Williams Sonoma, etc.)
  - 20,000 square feet of restaurant (three restaurants)
  - Outdoor plazas for events
- Multiple-Family Condominiums**
  - 48 units/ two- or three- story buildings
  - 12 units per gross acre
  - Enclosed garages (attached and detached)
  - Recreation center/clubhouse
- Office Park**
  - Four, three-story office buildings
  - 180,000 square feet of floor area (total)

#### Legend

-  Forest Preserve
-  Flood Plain
-  Hydric Soils
-  Potential Access
-  Existing Hedgerow/Tree Line
-  Existing Residence

**Note:**  
 The location of existing flood plain is based on mapping prepared by Christopher B. Burke Engineering, Ltd. Boundaries associated with wetlands and hydric soils are approximate, and based on soil survey maps of DuPage County and interpretation from aerial photographs.



**Size: 72.90 Acres**  
**Zoning: R-1 and B-3**

**Objectives**

- Create a mixed use development that:
- Increases Darien's tax base
  - Capitalizes on the area's proximity to I-55
  - Can be developed in logical phases

**Potential Uses**

- Ten to Twelve-Story Hotel/Conference Center
  - 340 rooms
  - 18,300 square feet of conference space/meeting rooms
  - 7,000 square feet of restaurant/lounge
- Speciality Retail/Restaurant
  - 170,000 square feet of speciality retail (i.e. Gap, Williams Sonoma, etc.)
  - 20,000 square feet of restaurant (three restaurants)
  - Outdoor plazas for events
- Multiple-Family Condominiums
  - 54 units/ two- or three- story buildings
  - 12 units per gross acre
  - Enclosed garages (attached and detached)
  - Recreation center/clubhouse
- Office Park
  - Four, three-story office buildings
  - 180,000 square feet of floor area (total)

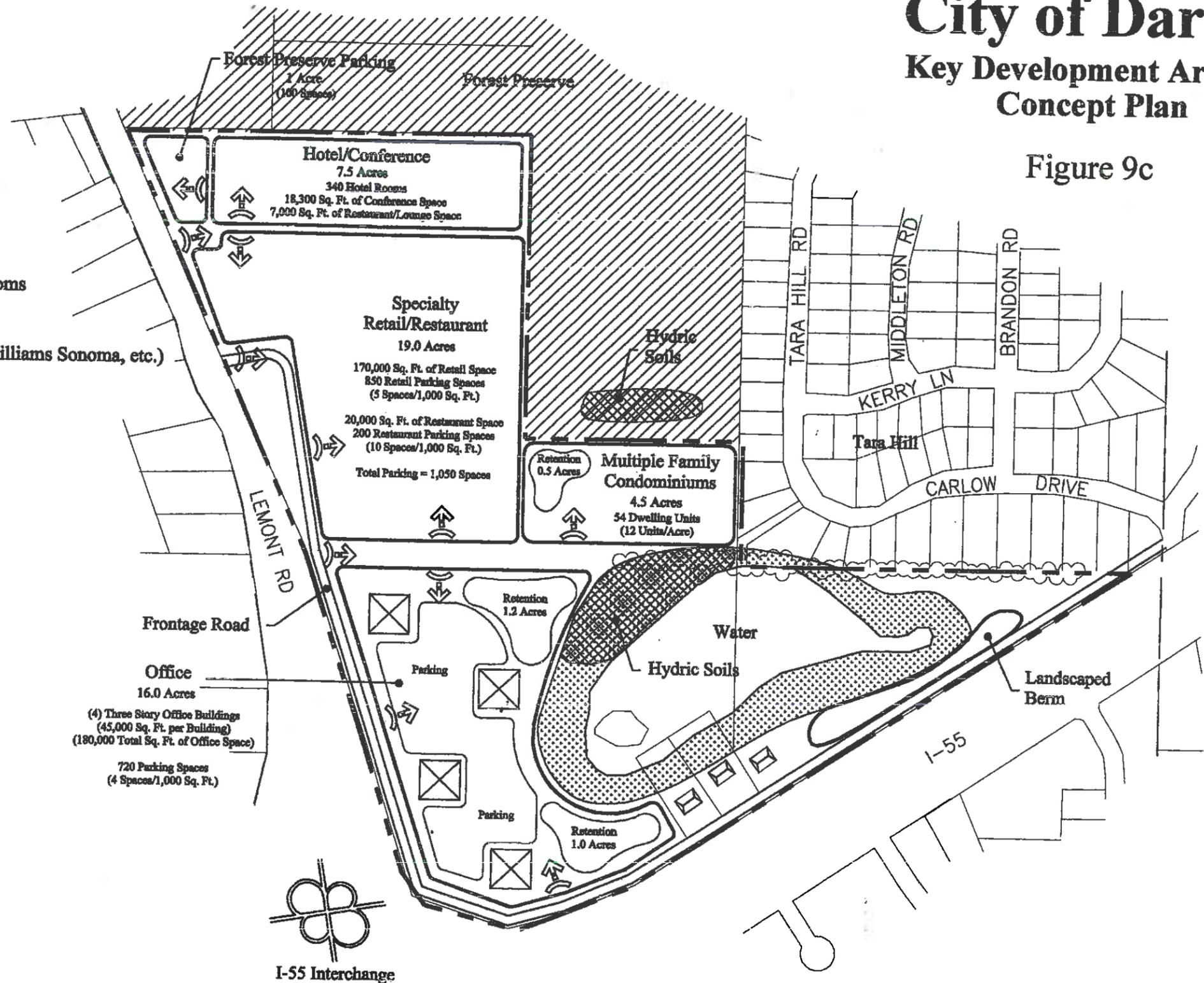
**Legend**

- Forest Preserve
- Flood Plain
- Hydric Soils
- Potential Access
- Existing Hedgerow/Tree Line
- Existing Residence

**Note:**  
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**City of Darien**  
**Key Development Area #6**  
**Concept Plan**

Figure 9c



well as, those planned for south of Interstate 55, by providing meeting spaces, lodging and restaurants with convenient access to I- 55 and I-355. A 10 to 12-story facility is envisioned for the area.

A specialty retail/restaurant center is planned for the middle portion of the site, which will serve the office, hotel, and residential components of the key development area. The retail center will also attract residents of Darien and surrounding communities, due to the planned uses and accessibility from Interstate 55. Also, multiple-family condominiums are planned for the eastern portion of the site to provide a transition between existing single-family homes to the east, and to support planned commercial uses. Residential units should be two-three stories in height, with a density not to exceed 12 units per acre.

#### Implementation/Design Guidelines:

1. Work with the DuPage County Division of Transportation to:
  - Define logical points of access into the property;
  - Identify transportation improvements that will be required along Lemont Road and the existing frontage road to serve planned development, based on projected trip generation and traffic; and
  - Determine logical locations for signalization.
2. Cooperate with the DuPage County Forest Preserve District in order to provide parking and access to the forest preserve property as shown on the concept plans (Figures 9b and 9c).
3. Create a logical street network that includes a collector road, with landscaped boulevard, throughout the area that provides access to individual use areas.
4. Prepare a developer prospectus that can be used to market the mix of uses in this property. Include:
  - Identification of properties that are currently “for sale”;
  - A concept site and phasing plan;
  - Demographics that support the development proposals;
  - Design standards;
  - Infrastructure that exists to serve planned land uses;
  - A description of the City’s zoning and site plan review process; and
  - Financial incentives that may be considered by Darien to implement the plan.
5. Create a unified, campus-style atmosphere for all buildings in this development:
  - Require new buildings to be of the same architectural style and character. This will unify all land uses within the entire development, and create an identity for this area unique to Darien;
  - Require buildings to be constructed predominantly of brick, which is durable and requires minimal maintenance;
  - Discourage the use of brightly colored materials or surfaces;

- Install thematic lighting along public rights-of-way and in parking lots. Encourage the display of colorful banners from these poles;
  - Landscape public rights-of-way with shade trees spaced 30 feet on center;
  - Highlight entrances to each development area with landscaping and masonry monument signs that will identify individual land uses;
  - Install high-branched shade trees and low-growing shrubs or perennials in parking lot islands. Require such islands to be installed at a ratio of one per each 30 parking spaces; and
  - Develop guidelines for signs to ensure that they are compatible in size, color, and shape with the building design of each development.
6. Require condominium buildings to be constructed primarily of masonry materials. Where siding is proposed, require cedar or an acceptable cedar substitute (such as Hardiplank).
  7. Require landscape screening between adjacent residential and non-residential uses that consists of a minimum 50-foot bermed, bufferyard, planted with a mix of evergreen, deciduous, ornamental trees and shrubs.
  8. Promote the introduction of 40-foot or more landscaped perimeter yards, with three- to four-foot tall berms along Lemont Road. Berms should be planted with a combination of deciduous, ornamental, and evergreen trees and shrubs to provide seasonal color and interest, screen views of parked cars, and create a distinctive entry to the key development area.
  9. Require a 50-foot building setback adjacent to Forest Preserve property in order to allow fire access and additional green space separation.
  10. Require five-foot wide sidewalks to be constructed along both sides of future street rights-of-way in order to provide access between planned uses for this area.
  11. Reduce visual clutter by limiting the number of signs within each development area:
    - Encourage the consolidation of business identification on monument signs in the office park; and
    - Limit the number of signs requested for individual retail commercial businesses to one wall-mounted sign, rather than individual monument signs.
  12. Encourage pedestrian spaces, such as small plazas with shelters, benches, and tables for gathering, and provide a pathway network linking such spaces throughout the park.
  13. Divide parking areas into smaller lots, separated by buildings, walkways, and landscaping, to reduce the visual impact of these areas and encourage shared parking between different uses.
  14. Screen all roof-mounted mechanical equipment on all facades that are visible to the public, by the design of the roof structure or extension of the parapet walls.
  15. Screen all outdoor storage and service areas from public view with berms, walls,

fences, or landscaping, in order to achieve a year-round opacity of 75 percent.

16. Place trash inside the building, or enclose trash receptacles and compactors with masonry walls designed to match the primary building. Such enclosures should be equal to or taller than the tallest trash bin proposed for use.
17. Require existing billboards on the property be removed as a condition of approving new development at this key development area.
18. Prepare a development handbook specifically regulating design standards for this key development area and require developers to conform to its standards.

### **Key Development Area #7, Senior Housing**

#### **Location:**

Southwest corner of Lemont Road and 87<sup>th</sup> Street.

#### **Estimated Size:**

23.0 Acres.

#### **Existing Conditions:**

The site currently contains older, single-family homes on large lots with individual access drives. A nursery/ yard ornament business is located at the northeast corner of the key development area. The site is conveniently located at the signalized intersection of Lemont Road and 87<sup>th</sup> Street, with excellent visibility and access. Environmental features are prominent on a large portion of the site, including wetlands, hydric soils, and a mature stand of trees (see Figure 10a). The Oldfield

Oaks Forest Preserve is located directly east of the site.

#### **Proposed Land Use:**

Senior housing, both assisted and independent living

#### **Policy Statement:**

It is recognized that there is a lack of senior housing in the community, which may require many seniors to relocate outside of Darien. Therefore, this key area should be developed as senior housing in order to serve the community's aging population and allow senior residents to remain in Darien (see Figure 10b).

New senior housing development should include single-story duplexes for independent living and a multiple-story complex that has both independent and assisted care facilities. Aesthetically styled buildings that are heavily landscaped with community open spaces, or greens would create a neighborhood feel and provide an attractive gateway into the western quadrant of the City. Development at this location will benefit from proximity to future commercial uses near the intersection of Plainfield and Lemont Roads and also at the Oldfield Triangle property.

#### **Implementation/Design Guidelines:**

1. Provide full access to the senior housing development from 87<sup>th</sup> Street and Lemont Road.
2. Encourage public transportation to service new development at this location.
3. Establish a landscaped buffer along 87<sup>th</sup> Street and Lemont Road to separate residential uses from arterial

**Size: 23.00 Acres**  
**Zoning: R-1**

# City of Darien

## Key Development Area #7

### Planning Factors

#### Adjacent Land Uses

- North: Single Family residential and commercial
- South: Large lot residential
- East: Forest preserve
- West: Institutional (Lutheran Child and Family Services)

#### Characteristics

- Intersection of Lemont Road and 87th Street is signalized
- High visibility and good access from 87th Street (opposite Meadow Lane)
- Developed with single-family homes on large lots with individual access drives
- Nursery/yard ornament business occupies northeast corner of sub area
- 600 foot depth of parcels allows retail development
- Wetlands and hydric soils appear to occupy much of this sub area
- Trees extend from southwest corner of site and continue northeast along edge of wetland soils, marking developed from undeveloped portions of sub area

#### Potential Uses

- Convenience retail at northeast corner
- Child care center
- Park
- Institutional (i.e., church)
- Multiple-family townhomes
- Senior Housing

#### Legend

-  Forest Preserve
-  Wetland
-  Hydric Soils
-  Potential Access
-  Existing Hedgerow/Tree Line
-  Existing Residence

**Note:**

The location of existing flood plain is based on mapping prepared by Christopher B. Burke Engineering, Ltd. Boundaries associated with wetlands and hydric soils are approximate, and based on soil survey maps of DuPage County and interpretation from aerial photographs.

Figure 10a



# City of Darien

## Key Development Area #7

### Concept Plan

**Size:** 23.00 Acres  
**Zoning:** R-1

#### Objectives

- Create a multiple-care senior housing development, including both independent and assisted living facilities

#### Potential Uses

##### Senior Housing Development

- Three story, 64,800 square foot assisted and independent living complex
- 35 units of one-story duplexes (independent living)
- Outdoor gardens, activity areas and open space
- Landscape screening along 87th Street and Lemont Road

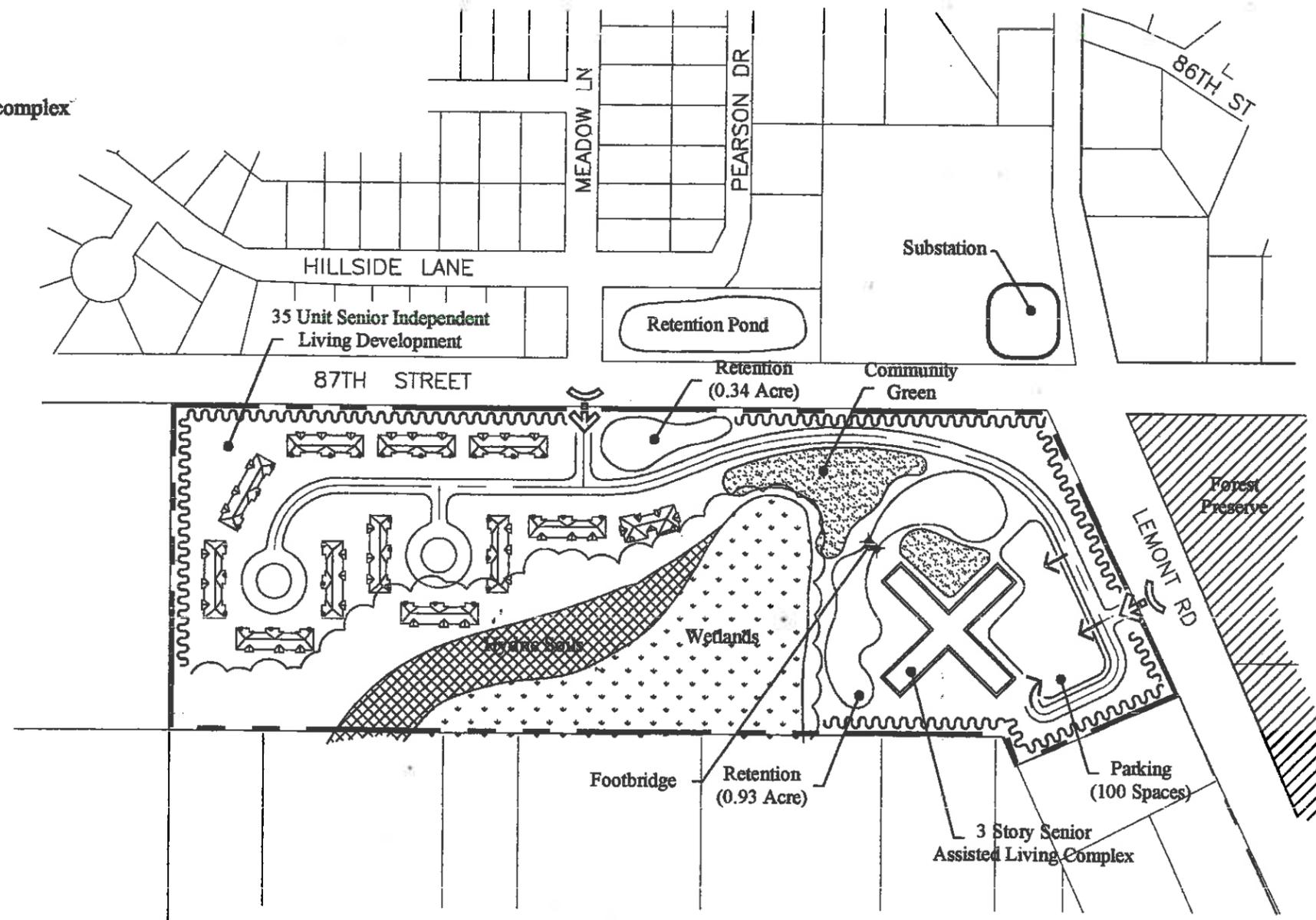
Figure 10b

#### Legend

-  Forest Preserve
-  Wetland
-  Hydric Soils
-  Potential Access
-  Existing Hedgerow/Tree Line
-  3 Unit Building
-  2 Unit Building
-  Proposed Landscape Buffer

**Note:**

The location of existing flood plain is based on mapping prepared by Christopher B. Burke Engineering, Ltd. Boundaries associated with wetlands and hydric soils are approximate, and based on soil survey maps of DuPage County and interpretation from aerial photographs.

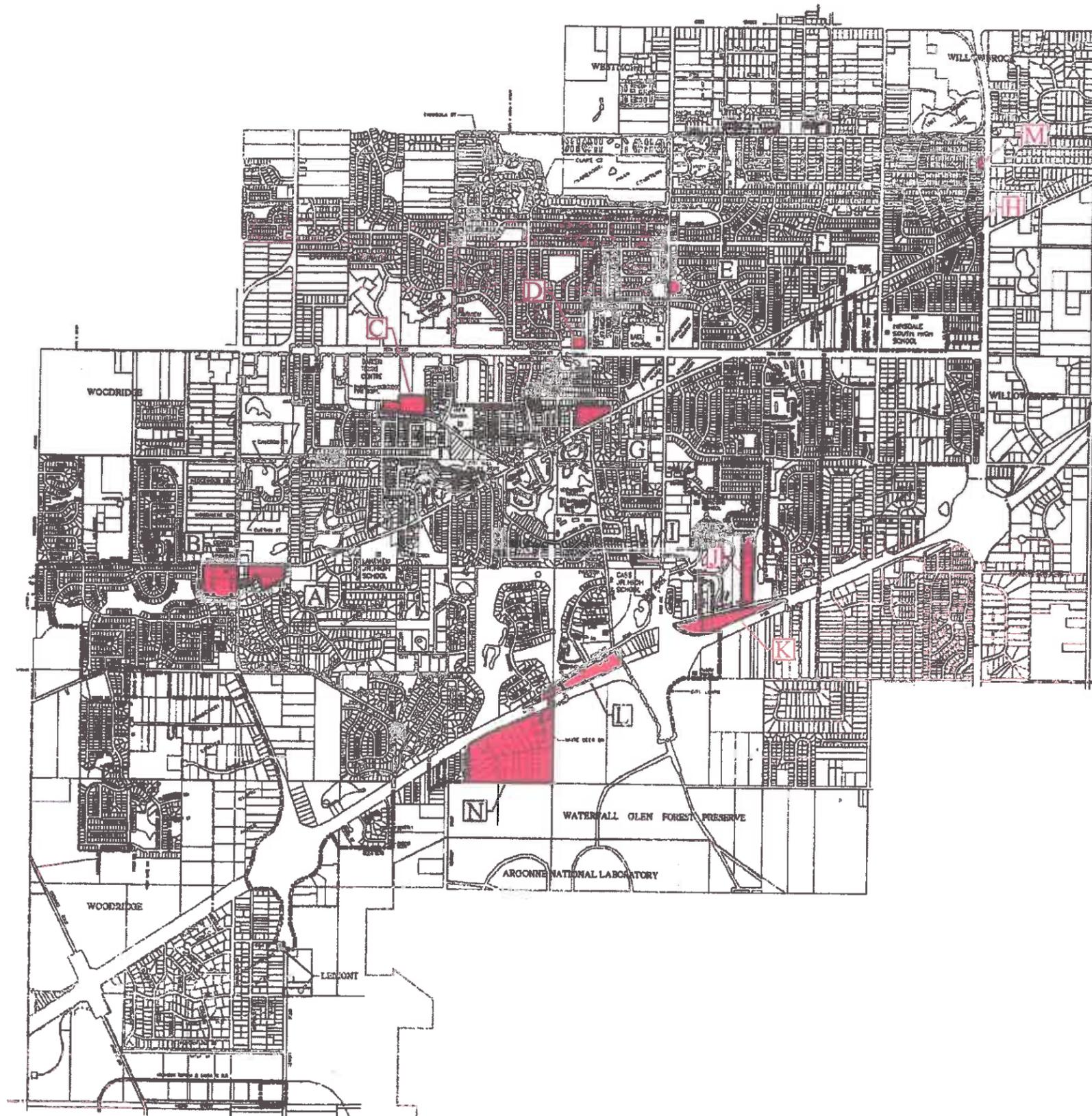


- roadways and to create an attractive streetscape.
4. Limit the height of a multiple-story residential building to three stories, not to exceed 40 feet.
  5. Require residential buildings to be constructed primarily of masonry. Where siding is proposed as an accent, require cedar or a cedar substitute (such as Hardiplank).
  6. Require foundation plantings and interior parking lot landscaping to break up building facades and expanses of pavement associated with off-street parking.
  7. Preserve existing mature trees, wetlands, and other natural features where possible by integrating them as a focal point into new development and also maintaining them as a buffer between single family homes to the south and planned senior housing.
  8. Encourage the development of a community green space, including pedestrian spaces, such as small plazas with shelters, benches, and tables for gathering and socializing, and leisure activity areas, such as bocci ball and shuffleboard, etc.
  9. Screen all roof-mounted mechanical equipment on all facades that are visible to the public, by the design of the roof structure or extension of the parapet walls.
  10. Screen all service areas from the public view with berms, walls, fences, or landscaping, in order to achieve a year-round opacity of 75 percent.
  11. Place trash inside the building or enclose trash receptacles and compactors with masonry walls designed to match the primary building. Such enclosures should be equal to or taller than the tallest trash bin proposed for use.

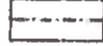
# City of Darien

## Location of Non-Key Development Areas

Figure 12



### Legend

-  Non-Key Development Areas
-  Darien Municipal Boundary
-  Adjacent Municipal Boundaries

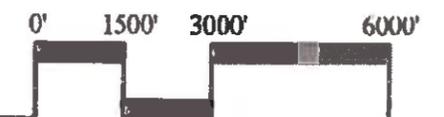


Figure 12 shows those areas where recommendations for land uses were made, but not called out as key development areas. These changes are presented in Table 10,

below. The policy statements included in this table are intended to provide a guide for development, as new proposals are presented to the City of Darien for consideration.

**Table 10**  
**Non Key Development Areas**  
**Recommended and Existing Land Uses as of 2006**

Area ID	Existing Zoning	Existing Land Use	2001 Plan Designation	Policy Statement
A	R-3, Darien	Multi-family residence	Medium-density residence	Since the adoption of this Plan in 2002, these parcels have been assembled into one lot and multi-family residential building has been constructed for independent, affordable, senior housing, Myers Commons Senior Housing.
B	B-2, Darien	Commercial, office	Commercial, Office	Since the adoption of this Plan in 2002, this property has been redeveloped into a mixed use commercial/retail and office center.
C	R-2, Darien Unincorporated DuPage County	Vacant	Low-density residential	Future land uses should be low-density residential, following a similar character and density of surrounding neighborhoods. It is recognized that this property is heavily wooded and contains many mature trees. Therefore, new development should preserve existing mature trees and other natural features.
D	B-1, Darien	Vacant	Office	This property should be developed with office uses. Office development would be more compatible with surrounding residences than retail, since offices are less active (and often closed) during the evening and on weekends when residents are home. Landscape screening should be provided as a buffer between residential and office uses. Restrictions should be placed on parking lot lighting, regulating glare, spillage, and hours of illumination.

Area ID	Existing Zoning	Existing Land Use	2001 Plan Designation	Policy Statement
E	R-2, Darien	Single-family residence	Low-density residential	Since the adoption of this Plan in 2002, this site has been redeveloped into a single-family residential subdivision following the character and density of the surrounding neighborhood.
F	R-1, Darien	Darien Park District Admin. Offices	Low-density residential	If this property is sold by the Park District, future land uses should be single-family homes, following a similar character and density of surrounding neighborhoods.
G	O, Darien	Office	Office	Since the adoption of this Plan in 2002, the western portion of this area has been redeveloped with offices, comprising of 3, one-story office buildings. The remaining parcels to the east of the office buildings remain residential. As these parcels become available for redevelopment, they should be assembled to create a unified office development. Parcel assembly and the construction of office buildings, rather than converting existing single-family homes to office use, are key to the future redevelopment of this area. Landscape screening should be provided as a buffer between residential and office uses. Restrictions should be placed on parking lot lighting, regulating glare, spillage, and hours of illumination. Cross-access should be encouraged between adjacent properties, thereby limiting the number of curb cuts on Plainfield Road.
H	R-2, Darien	Marion Hills School	Low-density residential	Future land uses should be low-density residential, following a similar character and density of surrounding neighborhoods.
I	R-3, Darien	Multi-family residence	Medium-density residence	Since the adoption of this Plan in 2002, this property has been redeveloped with townhomes (single-family attached dwelling units).

Area ID	Existing Zoning	Existing Land Use	2001 Plan Designation	Policy Statement
J	Unincorporated DuPage County	Large lot, single-family residences	Medium-density residential	This property should be redeveloped with medium density residential uses, following the existing land use pattern of the Hidden Lakes Planned Development. It is recognized that this property contains many environmental features, including mature trees and wetlands. Environmental features should be preserved where possible, and new development should be integrated into the existing landscape.
K	R-1, Darien ORI, Darien Unincorporated DuPage County	Commercial Residences Storage facility Vacant parcels	Office	These properties should be assembled to create a unified office development. Buildings should have a residential design and scale. Landscape screening should be provided as a buffer between residential and office uses. Restrictions should be placed on parking lot lighting, regulating glare, spillage, and hours of illumination. Cross-access should be encouraged between adjacent properties, thereby limiting the number of curb cuts on Frontage Road.
L	R-1, Darien O, Darien Unincorporated DuPage County	Single-family residences Society of the Little Flower office Old Route 66 gas station building	Office	These properties should be assembled to create a unified office development. Buildings should have a residential design and scale. Landscape screening should be provided as a buffer between residential and office uses. Restrictions should be placed on parking lot lighting, regulating glare, spillage, and hours of illumination. Cross-access should be encouraged between adjacent properties, thereby limiting the number of curb cuts on Frontage Road.
M	R-2, Darien	Single-family residences	Commercial	Following the land use pattern established to the north and south along Route 83 in the area, the remaining residential properties should be assembled for one commercial development. Cross-access should be encouraged between adjacent properties, thereby limiting the number of curb cuts on Route 83.
N	Unincorporated DuPage County	Large lot, single-family residences New estate residential	Low-density residential	Future land uses should maintain the low-density residential character of the area. It is recognized that the area contains many large, mature trees. Therefore, new development should preserve existing trees and other natural features where possible.