

**CITY OF DARIEN**

**PLANNING AND ZONING COMMISSION**

**AGENDA**

**Wednesday, November 19, 2014**

**7:00 PM**

**City Hall  
Council Chambers**

1. Call to Order
2. Establish Quorum
3. Regular Meeting:
  - A. **Public Hearing**  
**PZC 2014-09: 2100 Manning Road, Manning Woods Subdivision:** Petitioner seeks approval of the following:
    1. Rezoning the property from the R-1 Single-Family Residence to the R-2 Single-Family Residence zoning district.
    2. Variations from the Zoning Ordinance:
      - a. To reduce the minimum lot area from 10,000 to 6,670 square feet for one lot and to 7,200 square feet for 25 lots, Section 5A-7-2-5(A).
      - b. To reduce the minimum interior lot width from 75 feet to 55.66 feet for one lot and to 60 feet for 25 lots, Section 5A-7-2-5(A).
      - c. To reduce the minimum corner lot width from 85 feet to 62.36 feet, Section 5A-7-2-5(A).
      - d. To reduce the minimum front yard setback from 35 feet to 25 feet, Section 5A-7-2-6(A).
      - e. To reduce the interior side yard setback from 10 feet to 5.66 feet for one lot, Section 5A-7-2-6(A).
    3. Variations from the Subdivision Regulations:
      - a. To reduce the minimum minor street right-of-way width from 66 feet to 55 feet, Section 5B-1-7(B)(6).
      - b. To reduce the minimum minor street pavement width from 30 feet to 27 feet, Section 5B-1-7(B)(6).
      - c. To reduce the minimum street curve centerline radius from 150 feet to 42.5 feet, Section 5B-1-8(G)(1)(a).
      - d. To reduce the minimum interior side yard utility easement from 6 feet to 5.66 feet for one lot, Section 5B-1-7(E)(1).
    4. Preliminary plat of subdivision for a 26-lot residential subdivision.
4. Correspondence
5. Old Business/Planner's Report
6. Minutes: August 20, 2014, and October 20, 2014
6. Next Meeting: **December 3, 2014, 7:00 PM**
7. Adjournment

**AGENDA MEMO**  
**PLANNING AND ZONING COMMISSION**  
**MEETING DATE: November 19, 2014**

**Issue Statement**

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  - d. To reduce the minimum interior side yard utility easement from 6 feet to 5.66 feet for one lot, Section 5B-1-7(E)(1).
4. Preliminary plat of subdivision for a 26-lot residential subdivision.

Applicable Regulations:

Subdivision Regulations: Section 5B of the City Code  
Zoning Ordinance: Section 5A of the City Code

**General Information**

Petitioner:

Paul Swanson  
2100 Manning Road, LLC  
401 E. Prospect Avenue  
Mt. Prospect, IL 60056

Property Owner:

Philip and Denise Gardner Trust  
2100 Manning Road  
Darien, IL 60561

Property Location: 2100 Manning Road  
PIN: 09-29-400-010  
Existing Zoning: R-1 Single-Family Residence  
Existing Land Use: Single-family residence  
Proposed Zoning: R-2 Single-Family Residence  
Proposed Land Use: Single-family detached homes, 26 lots  
Comprehensive Plan Update: Low Density Residential

**Surrounding Zoning and Land Use:**

North: B-3 General Business District: Darien Towne Center  
East: R-2 Single-Family Residence: single-family homes  
South: R-2 Single-Family Residence: single-family homes  
West: B-3 General Business District and R-2 Single-Family Residence: Darien Towne Center and single-family homes

Size of Property: 7.6 acres  
Floodplain: There is not floodplain on the property; however, at the northeast corner of the property there is a wetland on and adjacent to the property.  
Natural Features: Trees and brush cover the property, trees are generally in poor condition.  
Transportation: Property has frontage on Manning Road. Subdivision provides a new street.  
History: In 2010, the property owner presented a concept plan for a 52 townhomes in 13 buildings.  
Earlier this year, the petitioner presented a concept plan for a 29-lot single-family residential subdivision.

**Documents Submitted**

This report is based on the following information submitted to the Community Development

Department by the Petitioner:

1. Preliminary Plat, 1 sheet, prepared by R.E. Allen and Associates, Ltd., most recent revision dated October 1, 2014.
2. Preliminary Engineering, 1 sheet, prepared by Pearson, Brown and Associates, most recent revision dated October 1, 2014.

**Planning Overview/Discussion**

The subject property is located on the north side of Manning Road west of Fairview Avenue. The petitioner is seeking approval of a 26-lot residential subdivision of detached single-family homes served by a new street. The plan provides two outlots for stormwater detention.

The petitioner is requesting to rezone the property from R-1 to R-2 Single-Family Residence. When the property was annexed in 2010 it was automatically zoned R-1 Single-Family Residence. The surrounding residential zoning is R-2. The R-2 zoning district allows for smaller lots than under the R-1 zoning district. The Comprehensive Plan Update designates the property as Low-Density residential, which can be either R-1 or R-2 zoning classification.

The subdivision requires several variations from the Zoning Ordinance and Subdivision Regulations. The table below summarizes the requested variations:

	<b>Minimum Requirement</b>	<b>Request</b>
Minimum lot area	10,000 square feet	7,200 square feet – 25 lots 6,688 square feet – 1 lot (Lot 20)
Minimum interior lot width	75 feet	60 feet – 25 lots 55.7 feet – 1 lot (Lot 20)
Minimum corner lot width	85 feet	62.4 feet
Front yard setback	35 feet	25 feet
Interior side yard setback	10 feet	5.7 feet – 1 lot (Lot 20)
Minor street right-of-way width	66 feet	55 feet
Minor street pavement width (back of curb to back of curb)	30 feet	27 feet
Minor street curve centerline radius	150 feet	42.5 feet

The lot width is measured at the front yard setback line.

Staff does not object to the requested variations related to lot dimensions. Staff recognizes not everyone wants to own and maintain the same size lot, the availability of different lot sizes within a community provides choices for residents, in the same way different housing types (detached single-family homes, townhomes, condominiums, apartments) provide housing choices for residents. Regulations are in place to require green space (yards) on each lot, lot coverage is regulated. The home footprint cannot exceed 35% of the lot area, total lot coverage

(all structures) is limited to 50% of the lot area, 10-foot side yards are maintained between homes.

The developer will need to consider patio and decks when configuring homes on the lots. Patios and decks are permitted to extend 10 feet into the required 30-foot rear yard setback, i.e., at least 20 feet from rear lot lines.

The petitioner submitted a tree survey for staff review. The tree survey notes the vast majority of the trees on the property are in poor condition, including the Osage Orange Trees located along the east property line. City Code does not require tree preservation. The plan includes a 5-foot wide landscape easement along the outside of the new street to accommodate parkway trees. Tree planting and utility placement will need to be coordinated.

The preliminary engineering plan notes native plantings in both detention basins, i.e., knee high vegetation such as mesic prairie and wet meadow plants. The basins will have a wetland bottom, ponding is likely to occur in some areas some of the time. The native plantings meet water quality requirements under the DuPage County Countywide Stormwater and Floodplain Ordinance.

Staff did not require a traffic study; staff does not anticipate traffic issues given the number of lots proposed. As a comparison, the subdivision to the east, G. & H. Farmingdale Ridge Unit 4, has 51 lots with one-way in/out onto Fairview Avenue. The main street in the subdivision has a similar street curve radius as proposed in Manning Woods with a 60-foot right-of-way width. Staff is not aware of traffic problems related to Farmingdale Ridge Unit 4.

The new street is classified as a minor street. Staff does not object to the proposed street right-of-way width, street pavement width or curve radius given the size of the property and the number of lots served.

In a letter dated October 14, 2014, the Darien-Woodridge Fire Protection District accepts the plan as submitted.

In a letter dated October 24, 2014, from Dan Lynch, PE, Christopher B. Burke Engineering, there are several comments that need to be addressed. Under Preliminary Engineering Plan, comment #2, staff supports extending the public sidewalk along Manning Road and curb ramps as noted. DuPage County will have to review wetland impacts, this can be handled at final plat.

Per Section 5B-1-5(B)(6) of the Subdivision Regulations, upon approval of a preliminary plat by the City Council, the petitioner has one year to apply for final plat approval.

The rezoning request must address the following criteria for approval:

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

The variation requests must address the following criteria for approval:

1. Whether the general character of the property will be adversely altered.
2. Whether the overall value of the property will be improved and there will not be any potential adverse effects on the neighboring properties.
3. Whether the alleged need for the variation has been created by any person presently having a proprietary interest in the premises.
4. Whether the proposed variation will impair an adequate supply of light and air in adjacent property, substantially increase congestion in the public streets, increase the danger of fire or endanger the public safety.
5. Whether the proposed variation will adversely alter the essential character of the neighborhood.

Concerning variations from the Subdivision Regulations, the Planning and Zoning Commission may recommend variations from the requirements in cases which are in harmony with the intent and purpose of the Comprehensive Plan, Zoning Map and Subdivision Regulations.

### **Staff Findings/Recommendations**

The proposed rezoning from R-1 to R-2 Single-Family Residence is consistent with the City's Comprehensive Plan Update and surrounding residential zoning districts.

While the proposed lots are smaller than the typical lot in Darien, staff finds the lot sizes provide enough area for a single-family home and yard. Furthermore, regulations are in place to prevent the entire lot from building occupied by the home, accessory structures and impervious surfaces. Staff finds the proposed variations from the Zoning Ordinance will not adversely alter the essential character of the neighborhood of single-family detached homes, will not impair the

adequate supply of light and air in adjacent properties or increase congestion in the public streets, will not increase the danger of fire or endanger the public safety.

Staff finds the proposed street is configured to adequately serve the proposed subdivision and is consistent with the intent of the Subdivision Regulations.

Therefore, staff recommends the Planning and Zoning Commission make the following recommendation approving the petitions:

**Based upon the submitted petition and the information presented, the request associated with PZC 2014-09 is in conformance with the standards of the Darien City Code and, therefore, I move the Planning and Zoning Commission approve the petition subject to the following conditions:**

- 1. Petitioner to address engineering comments noted in a letter dated October 24, 2014, from Dan Lynch, PE, Christopher B. Burke Engineering.**

**Decision Mode**

Planning and Zoning Commission: November 19, 2014

**PAUL SWANSON ASSOCIATES**

*Real Estate Development and Investments*

401 E PROSPECT AVENUE  
MT. PROSPECT, ILLINOIS 60056

PHONE 847-670-8710  
FAX: 847-670-8710

October 7, 2014

Michael Griffith, AICP <mgriffith@darienil.gov>  
Senior Planner  
City of Darien

***RE: 2100 Manning Road Rezoning***

Michael,

When I got back to the office yesterday after delivering the "Zoning Package" I realized I forgot to include the enclosed "Rezoning Criteria".

Paul



### Rezoning Criteria

The rezoning request must address the following criteria for approval.


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

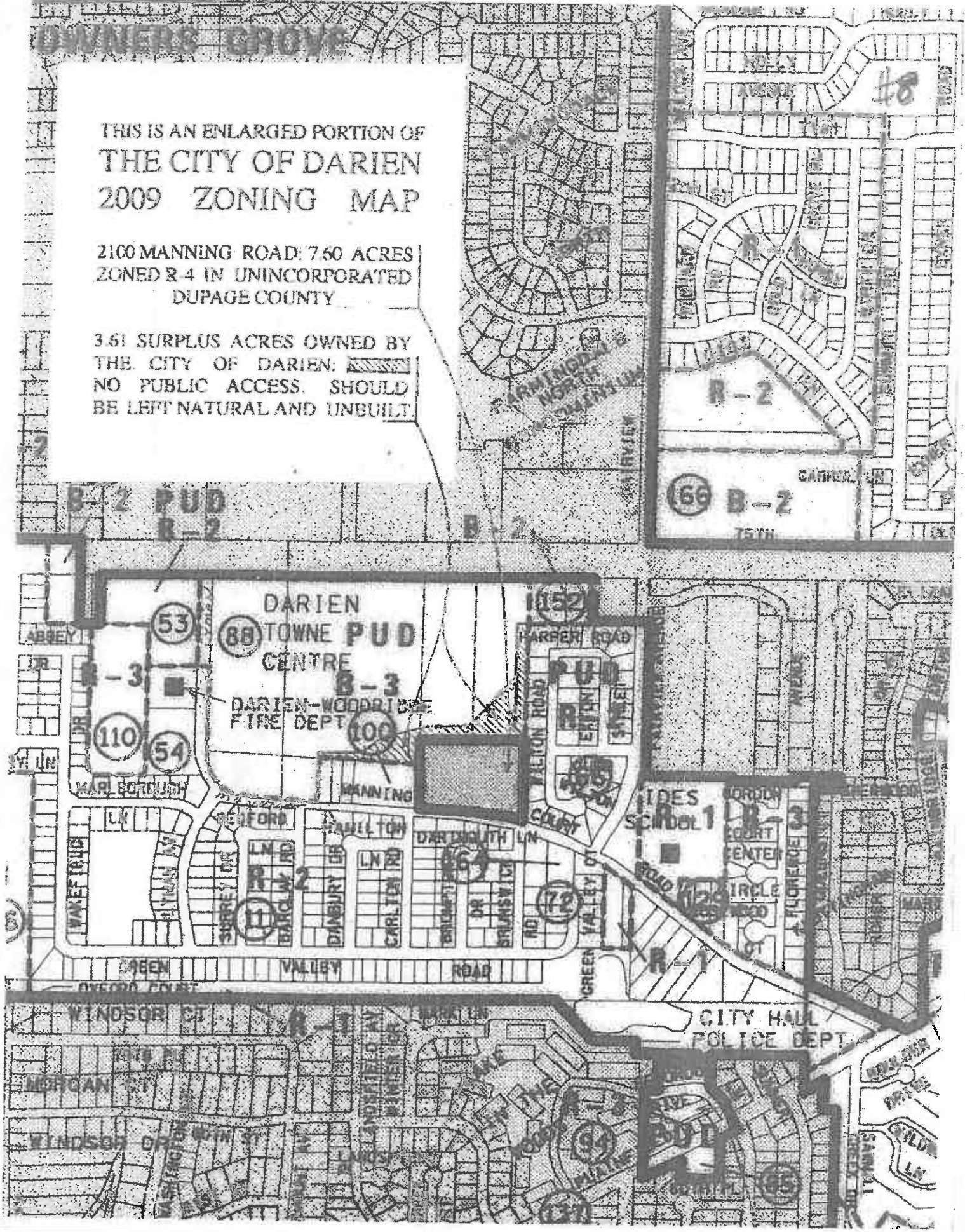
### The reply to the above "Rezoning Criteria" is as follows:

1. The existing uses surrounding the subject property is B-3 PUD (The Darien Town Centre) to the north and R-2 & R-2 PUD on the east, south and west. (see enclosed Darien Zoning Map) Therefore, ¾ of the surrounding area is detached single family homes.
2. See answer 1 above.
3. The subject property was annexed to Darien (a holding category for annexed land) under the present R-1 zoning category and remains vacant except for a small home occupied by the Seller of the property. The property is suitable for detached single family under the requested R-2 zoning category.
4. The trend of development in the area remains detached single family and as stated above the requested zoning to R-2 will fit in with the surrounding R-2 zoning without any negative impact.
5. The public gain of the requested zoning, if granted, will result in higher annual real estate taxes for the city as well as substantial direct city income from permit fees. Also, indirect income from sales taxes will result from the increased population spending money for food, clothing etc. in the city.
6. As far as I know the requested zoning fits the current official plans of the city.

THIS IS AN ENLARGED PORTION OF  
**THE CITY OF DARIEN  
 2009 ZONING MAP**

2100 MANNING ROAD: 7.60 ACRES  
 ZONED R-4 IN UNINCORPORATED  
 DUPAGE COUNTY

3.61 SURPLUS ACRES OWNED BY  
 THE CITY OF DARIEN:   
 NO PUBLIC ACCESS. SHOULD  
 BE LEFT NATURAL AND UNBUILT





# DARIEN-WOODRIDGE

Fire Protection District

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7550 Lyman Avenue, Darien, Illinois 60561, (630) 910-2200 - Fax (630) 910-2203

October 14, 2014

City of Darien  
Community Development  
1702 Plainfield Road  
Darien, IL 60561

RE: Manning Woods subdivision

Gentlemen:

The following comments pertain to the above review:

- Accepted as submitted.

Sincerely,

Lt. James Karasek, Director  
Fire Prevention Bureau



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

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

October 24, 2014

City of Darien  
1702 Plainfield Road  
Darien, IL 60561

Attention: Mike Griffith

Subject: Manning Woods – Preliminary Plat  
(CBBEL Project No. 950323H174)

Dear Mike:

As requested, we have reviewed the Preliminary Plat and Preliminary Engineering Plan and supporting documents for the aforementioned property. The following comments are submitted for your consideration:

**PRELIMINARY PLAT**

The following comments pertain to the Preliminary Plat prepared by R.E. Allen and Associates, Ltd. and dated October 1, 2014:

1. Section 5B-1-5(C)1d of City Code requires the name of the property owner to be on the plat.
2. Section 5B-1-5(C)2c of City Code requires the existing zoning of the property and all adjacent tracts to be on the plat. The property to the west (Lot 1 of K. Celmer's Subdivision) should be noted as R-2.
3. Section 5B-1-7(B)6 of City Code provides for a 66 foot right of way for minor streets. The proposed right of way is 55 feet. A variation has been requested.
4. Section 5B-1-7(B)6 of City Code provides for a pavement width of 30 feet. The proposed street is 27 feet (back of curb to back of curb). A variation has been requested.
5. Section 5B-1-7(E)1 of City Code provides for each lot to have a 10 foot rear yard and 6 foot side yard Public Utility and Drainage Easement. A total minimum of 16 foot easement is required for side yards with utilities. The north side of Lot 20 is shown with a 5.66' side yard easement. Either this shall be 6', or a variation shall be requested.

**PRELIMINARY ENGINEERING PLAN**

The following comments pertain to the Preliminary Engineering Plan prepared by Pearson, Brown and Associates, Inc. and dated October 1, 2014.

1. Section 5B-1-8(G)1b of City Code provides for a minimum curve radius of 150 feet. The two proposed curves have a proposed centerline radius of 42.5 feet. A variation has been requested.
2. The City should consider requiring a 5 foot wide sidewalk along Manning Road across the frontage of this subdivision, with curb ramps for crossing at both Carlton Road and Brunswick Road. Sidewalk and curb ramps would also be necessary on the south side of Manning Road. Consideration should also be given to extending the sidewalk along the north side of Manning Road east to connect with the existing sidewalk at Fairview Avenue. This would allow pedestrian circulation and access to the school and neighborhood parks. If constructed, some tree removal along Manning Road would be likely.
3. There shall not be depressed curb through the new street at the intersections with Manning Road.
4. Review will be required by DuPage County for impacts and mitigation to the wetland and buffer at the northeast corner of the property.
5. The City may want to stipulate that new street lights are LED.

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

Sincerely,



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

Cc: John Cerbus – Pearson Brown & Associates, Inc.



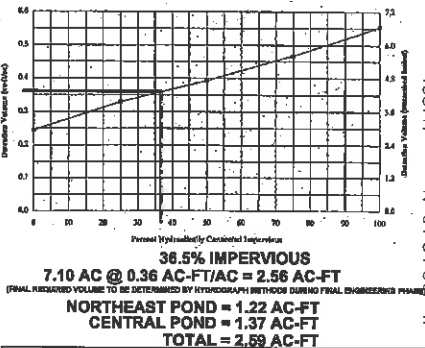
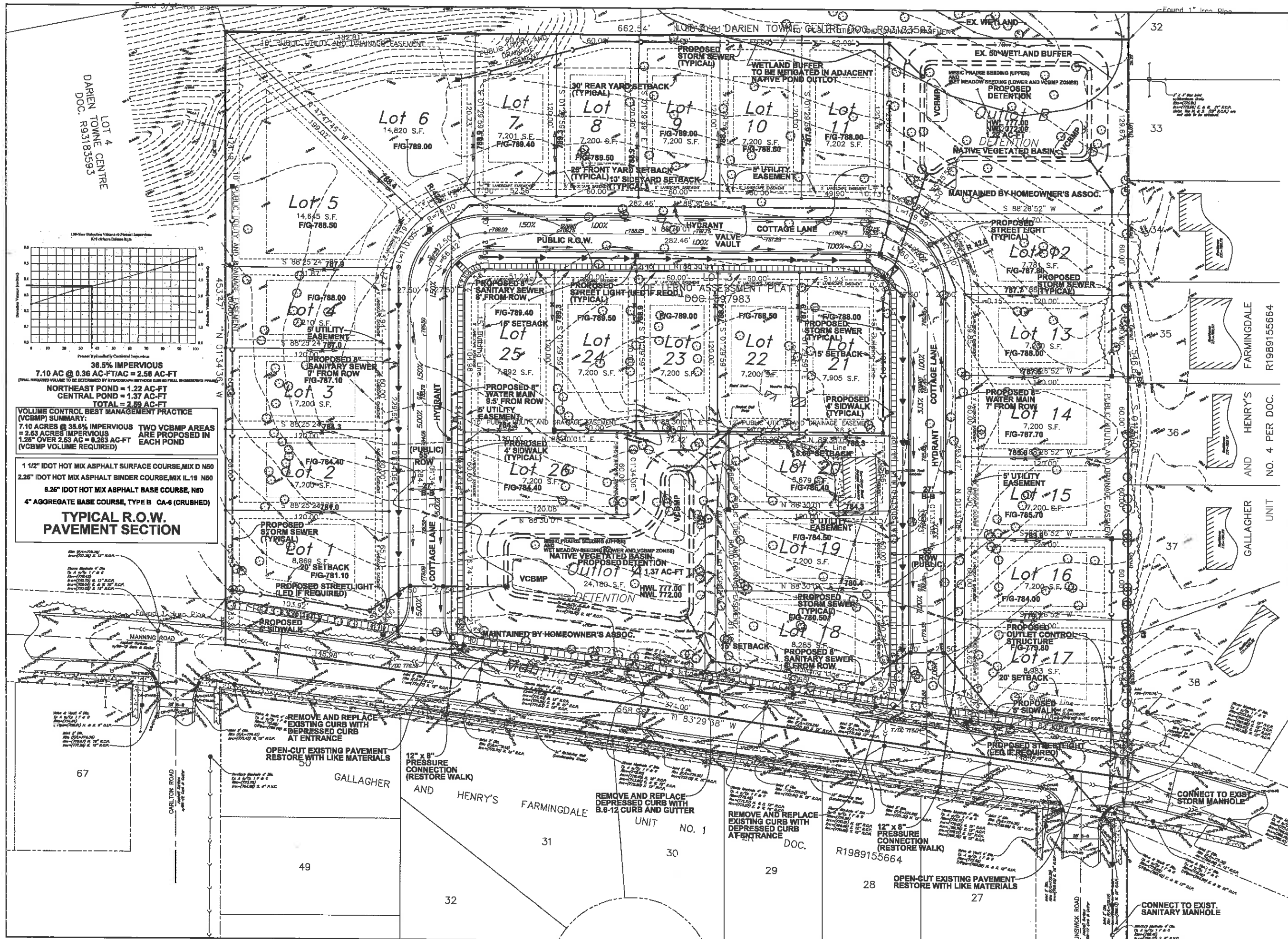


Subject Property

Map provided using the DuPageMaps  
Web Mapping Application - DuPage County, Illinois  
JUL - 10/2015  
DuPage County  
Information Technology Department  
300 S. DuPage  
DuPage County Park Rd.  
Wheaton, IL 60187  
708.397.5000  
Email: gis@dupagemaps.org  
December 2015





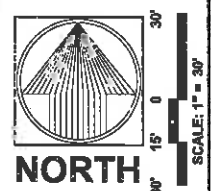


**VOLUME CONTROL BEST MANAGEMENT PRACTICE (VCBMP) SUMMARY:**  
 7.10 ACRES @ 36.5% IMPERVIOUS = 2.56 ACRES IMPERVIOUS  
 1.26" OVER 2.53 AC = 0.263 AC-FT  
 (VCBMP VOLUME REQUIRED)

**TWO VCBMP AREAS ARE PROPOSED IN EACH POND**

1 1/2" IDOT HOT MIX ASPHALT SURFACE COURSE, MIX D N60  
 2.25" IDOT HOT MIX ASPHALT BINDER COURSE, MIX IL 19 N60  
 8.26" IDOT HOT MIX ASPHALT BASE COURSE, N60  
 4" AGGREGATE BASE COURSE, TYPE B CA-6 (CRUSHED)

**TYPICAL R.O.W. PAVEMENT SECTION**



**MANNING WOODS**  
 DARIEN, ILLINOIS  
**PEARSON, BROWN & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 180 W. WINCHESTER ROAD - SUITE 205  
 LYONS, ILLINOIS 60462  
 PHONE: (847) 374-7177  
 FAX: (847) 374-2577  
 E-MAIL ADDRESS: pba@pearsonbrown.com  
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DESIGNED BY: R.A.A.  
 DRAWN BY: A.K.Z.  
 CHECKED BY: A.K.Z.  
 ORIGINAL ISSUE: 08/22/14

DATE BY	DESCRIPTION
08/22/14	PRELIMINARY ENGINEERING
08/22/14	REVISIONS

**PRELIMINARY ENGINEERING**

SHEET NUMBER  
**1**  
 OF 1 SHEET

UNIT NO. 4 PER DOC. R1989155664