

CITY OF DARIEN
PLANNING AND ZONING COMMISSION

Wednesday, June 15, 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 6)
 - a. **Public Hearing – PZC2022-02**
2013 75TH Street – Variations

Petitioner (First American Bank) seeks approval for Variation requests from Sections 4-3-7(A)(11), 4-3-7(C)(4), and 4-3-10(B) of the City's Sign Code. The petition specifically requests to allow for the construction/installation of an electronic message board (i.e. sign). Property is located within the B-2 Community Shopping Center Business District and the Variation requests are from the following standards in the City of Darien Sign Code:

 - 1) Sections 4-3-7(A)(11), 4-3-7(C)(4), and 4-3-10(B): Variation requests to allow for the construction/installation of an electronic message board sign and to permit illuminated signage with changing light intensity, brightness, and color.
- 4) Regular Meeting – Old Business
 - a. None.
- 5) Staff Updates & Correspondence
- 6) Approval of Minutes May 18, 2022
- 7) Next Meeting July 6, 2022
- 8) Public Comments [On Any Topic Related to Planning and Zoning]
- 9) Adjournment

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
May 18, 2022**

PRESENT: Lou Mallers – Chairperson, Bryan Gay, Robert Erickson, Shari Gillespie, Hilda Gonzalez, Chris Johnson, Julie Kasprovicz, Brian Liedtke, Ralph Stompanato

ABSENT: None

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/OLD BUSINESS:

a. Public Hearing – PZC2022-01 - 7521Lemont Road – Variation
Petitioner Home Run Inn (c/o Eric Skowron) seeks approval for a Variation from Section 5A-8-4-8 (B)(1)(a)(1) of the Zoning Ordinance. The petition specifically requests to allow an addition to an existing restaurant, with the addition being an expansion to the existing vestibule and a new canopy. Property is located within the B-3 General Business District and the Variation request is from the following standard in the City of Darien Zoning Ordinance:

1) Section 5A-8-4-8 (B)(1)(a)(1): Variation request to reduce the required rear yard setback.

Mr. Jordan Yanke, City Planner reported that Home Run Inn restaurant is located within the Chestnut Court shopping center area southeast of the 75th Street and Lemont Road intersection, and the restaurant is located on an individual parcel totaling 0.99 acres. He reported that Chestnut Court shopping center has stores including Ross, Jo-Ann Fabric, and the Salvation Army, among other businesses. Mr. Yanke reported that the restaurant has been in operation since 1987 and although the building was constructed over 30 years ago, the structure meets the current rear yard setback standard for the B-3 zoning district, which is 40 feet.

Mr. Yanke reported that the petitioner has proposed an addition to the restaurant's vestibule and a new canopy in the rear yard. He reported that the proposed project would encroach into the required rear yard by a total of 10.5 feet with the new addition/canopy located 29.5 feet from the rear lot line.

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

Mr. Jonathon Hague, Architect representing Home Run Inn Restaurant stated that Home Run Inn is seeking to enlarge its carry out and pick up areas. He reported that Home Run Inn has witnessed a change in the customer dynamic in the last two years and that this change has brought about the need to expand and create a safe area for both pick up areas for automobiles and customers.

Mr. Hague stated that it is necessary to expand the carry out experience the additional 9'-0" and canopy structure 10'-6". He stated that the current conditions provide for a limited pedestrian walk in area and that there are existing floor height and basements restrictions that limit from expanding inward. He further stated that they are proposing the enlarged area to provide for ease for the customer to walk in as well as drive up into a designated space for employees to deliver to the customer automobiles.

Chairperson Mallers asked about the carry out business percentage during Covid.

Mr. Hague stated that Home Run Inn experienced a 50% jump in business during Covid. He stated that they discussed having a drive thru but there were topography challenges.

Commissioner Brian Liedtke stated that the sign looked nice and questioned if there was a variation needed for the existing landscaping and curb.

Mr. Yanke reported that the petitioner has to meet a 24' distance from the property line to the curb line.

Mr. Hague confirmed that the distance is 24' and that they will submit a drawing for the record.

Commissioner Chris Johnson questioned if the parking spaces were compliant.

Mr. Hague stated that they enlarged the curb line and that the parking spaces are 11' wide and 18' long.

Chairperson Mallers questioned the timing of construction.

Mr. Hague stated that the inside construction (Phase 1 and 2 is in progress) and Phase 3 the outside is what is proposed.

Commissioner Liedtke questioned if they anticipate an outdoor eating area.

Mr. Hague stated that they have discussed an outdoor eating area.

Mr. Yanke reported that the City will work with the petitioner regarding signage and square footage since there is already a sign in place staying within Code.

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

Commissioner Gay made a motion, and it was seconded by Commissioner Gillespie to approve – PZC2022-01 – 7521 Lemont Road – Variation Petitioner Home Run Inn (c/o Eric Skowron) a Variation from Section 5A-8-4-8 (B)(1)(a)(1) of the Zoning Ordinance to allow an addition to an existing restaurant, with the addition being an expansion to the existing vestibule and a new canopy. Property is located within the B-3 General Business District and the Variation request is from the following standard in the City of Darien Zoning Ordinance:

1) Section 5A-8-4-8 (B)(1)(a)(1): Variation request to reduce the required rear yard setback.

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

STAFF UPDATES & CORRESPONDENCE

Mr. Jordan Yanke, City Planner reported that staff is looking at Chestnut Court and met with the Asset Management Team. He reported that the City is looking at how to assist in pushing property owners to fill the vacancies. He further reported that the Comprehensive Plan Amendment will be brought to the PZC within the next month as well implementing a mixed-use Code. Mr. Yanke reported that there will also be a bank variation for an electronic message board.

APPROVAL OF MINUTES

Commissioner Liedtke made a motion, and it was seconded by Commissioner Gillespie to approve the March 16, 2022, Regular Meeting Minutes.

Upon voice vote, THE MOTION CARRIED 9-0.

NEXT MEETING

Mr. Jordan Yanke announced that the next meeting is scheduled for Wednesday, June 1, 2022.

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 Gillespie. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 7:50 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Elizabeth Lahey
Secretary

Lou Mallers
Chairperson

AGENDA MEMO
PLANNING AND ZONING COMMISSION
JUNE 15, 2022

CASE

PZC2022-02

Variation Requests (Electronic Message Board Sign)
2013 75TH Street

ISSUE STATEMENT

Petitioner (First American Bank c/o Parvin-Clauss Sign Company) seeks approval for variation requests from the City's Sign Code. The petition specifically requests to allow for the construction/installation of an electronic message board (i.e. sign). Property is located within the B-2 Community Shopping Center Business District and the variation requests are from the following standards in the City of Darien Sign Code:

- Sections 4-3-7(A)(11), 4-3-7(C)(4), and 4-3-10(B): Variation requests to allow for the construction/installation of an electronic message board sign and to permit illuminated signage with changing light intensity, brightness, and color.

GENERAL INFORMATION

Petitioner:	Parvin-Clauss Sign Company
Property Owner:	First American Bank
Property Location:	2013 75 TH Street
PIN Number:	09-29-409-022
Existing Zoning:	Community Shopping Center Business District (B-2)
Existing Land Use:	Financial Institution (i.e. Bank)
Comprehensive Plan:	Commercial (Existing); Commercial (Future)
Surrounding Zoning & Uses	
North:	General Services/Highway Business (B-3); Shopping Center (Downers Grove)
East:	General Retail Business (B-2); Restaurant (Downers Grove)
South:	Single Family Residence District (R-2); Single Family Residential
West:	Community Shopping Center Business District (B-2); Restaurant Under Construction
History:	The property and building were developed in accordance with the Intrepid Planned Unit Development (PUD) that was approved in 2005.
Size of Property:	1.43 Acres
Floodplain:	According to the DuPage County Parcel Viewer System, there is no floodplain on the subject site.
Natural Features:	N/A
Transportation:	The petition site gains access from 75 TH Street through a shared driveway. The property can also be accessed from Fairview Avenue via a driveway through the rear portion of the lot.

PETITIONER DOCUMENTS (ATTACHED TO MEMO)

- 1) APPLICATION
- 2) JUSTIFICATION NARRATIVE
- 3) SIGN ELEVATION
- 4) SITE PLAN

CITY STAFF DOCUMENTS (ATTACHED TO MEMO)

- 5) LOCATION MAP & AERIAL IMAGE
- 6) SITE PHOTOS

PLANNING OVERVIEW/DISCUSSION

The subject property is located on the south side of 75TH Street, just west of Fairview Avenue. The bank (First American) is nestled between commercial properties to the east and west, while single-family homes are to the south. The bank currently shares a ground (i.e. monument) sign with the parcel to its west, which was originally a Steak 'n Shake. The property owners have agreed to remove the shared ground sign and construct their own.

The petitioner has proposed a new ground sign with electronic messaging. This element is not permitted by code, thus requiring variation approvals. The petition site is located in the B-2 Business District, which allows ground signs at a maximum of 60 square feet per side and 12 feet above grade. The proposed sign face totals 58.6 square feet per side, while the electronic message portion totals 28 square feet per side. The proposed height is 12 feet above grade. The sign will comply with all other ordinance standards outside of the electronic messaging provision.

(NOTE: The total structure frame is 87 square feet, but the sign face is less than the 60 square foot maximum. The maximum square foot standard is applicable to sign face.)

Furthermore, the petitioner states that the two (2) LED displays currently located in the bank's front windows will be removed if the City grants approval for the new ground sign. The two (2) LED displays were approved by the City in 2005.

Site Plan Review & Findings of Fact

City staff has reviewed the petitioner submitted documents. Staff has minor comments that can be addressed through the suggested conditions on the next page. The project meets all other City Code standards. The petitioner submitted *Findings of Fact* that would support the variation requests. Those findings are attached to this memo under the submitted Justification Narrative.

Per Section 4-3-18 of the Sign Code, the Planning and Zoning Commission shall consider the following in reviewing a sign variation:

- 1. The available locations for adequate signage on the property.*
- 2. The effect of the proposed sign on pedestrian and motor traffic.*
- 3. The cost to the applicant in complying with the Sign Code as opposed to the detriment, if any, to the public from granting the variation.*
- 4. If undue hardships and practical difficulties result in complying with the Sign Code and if these hardships are a result of previous actions of the applicant.*
- 5. The general intent of the Sign Code (see below).*

Section 4-3-2 of the Sign Code provides the general intent of the code. It is adopted for the following purposes:

- 1. To promote and protect the public health, safety, comfort, morals, convenience, and general welfare of the residents of the City.*
- 2. To enhance the physical appearance of the City by preserving the scenic and natural beauty of the area.*
- 3. To promote the safety and recreational value of public travel.*
- 4. To protect the public investment in streets and highways by reducing sign or advertising distractions that may increase traffic accidents.*
- 5. To ensure compatibility of signs with surrounding land uses.*
- 6. To enhance the economy of the City by promoting the reasonable, orderly, and effective display of outdoor advertising.*
- 7. To protect the pedestrians and motorists within the City from damage or injury caused by distractions, obstructions, and hazards created by a proliferation of off-site advertising signs.*
- 8. To prevent the proliferation of off-site advertising signs which distract from the development of the City in an aesthetically pleasing manner.*
- 9. To preserve the character of the City which is a single-family residential community by assuring the compatibility of signs with the surrounding land uses.*

In past approvals for illuminated electronic message boards, the City mandated the following conditions (see below). These conditions address the minor comments staff has on the submittal and are suggested if the case is approved:

1. Messages will be held for at least 60 seconds.
2. Messages will change all at once.
3. Messages may display multiple colors.
4. Illumination will maintain a constant light intensity or brightness.
5. Illumination brightness will comply with the Sign Code.
6. Illumined signage may only be utilized during operating hours and 30 minutes prior to opening and 30 minutes after closing.
7. The electronic message board portion of the sign is limited to 28 square feet per side.
8. Prior to issuance of a sign permit, applicant shall submit drawings to show compliance with the placement standards and landscaping requirements per code. The existing LED displays (QTY: 2) within the bank's front windows shall also be removed.

Other/Historical Approval References

- PZC2014-02
 Chuck’s Southern Comforts Café
 8025 Cass Avenue
 Height: 12’
 Size: 81 Square Feet
 Setback: 0’

- PZC2018-09
 The Auto-Mobile Center of Darien
 6710 Route 83
 Height: 23.33’
 Size: 200 Square Feet (50 for EMS)
 Setback: 80’

- PZC2020-09
 University Dermatology
 8110 Cass Avenue
 Height: 6’
 Size: 36 Square Feet (20 for EMS)
 Setback: 4’

DECISION MODE

The Planning and Zoning Commission will consider this item at its meeting on June 15, 2022.

MEETING SCHEDULE

Planning and Zoning Commission	June 15, 2022
Municipal Services Committee	June 27, 2022
City Council	July 5, 2022

CITY OF DARIEN, ILLINOIS, Community Development Department

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

Staff Use Only	
Case No.:	P2C2022-02
Date Received:	05/02/2022
Fee Paid:	\$485.00
Check No.:	160394
Hearing Date:	06/15/2022

PETITIONER INFORMATION

Parvin-Clauss Sign Co
 Petitioner's Name
 Mary Clauss
 Contact Name
 165 Tubeway Dr Carol Stream Il 60188
 Address, City, State, Zip Code
 630-510-2020 X4000
 Phone #
 Fax #
 mclauss@parvinclauss.com
 Email

First American Bank
 Owner's Name
 2013 75th St Darien Il 60561
 Address, City, State, Zip Code
 847-586-2347
 Phone #
 jizzo@firstambank.com
 Email

RECEIVED
 MAY 02 2022
 Community Development
 City of Darien

PROPERTY INFORMATION

2013 75th Street
 Property address
 09-29-409-022
 PIN(s)

53,066 sq ft
 Acreage
 Zoning

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

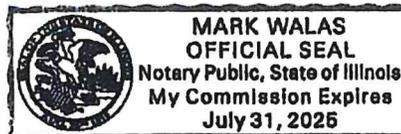
REQUEST

Brief description of the request(s):
 Install 58 square foot, 12' high double face illuminated ground sign with an electronic message sign.
 Variation
 Simple Variation
 Special Use
 Rezoning

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

Signature
 Subscribed and sworn to before this 20th day of April, 2022

Notary Public



Parvin-Clauss Sign Company

165 Tubeway Drive
Carol Stream, Illinois 60188

Telephone: 630-510-2020

Facsimile: 630-510-2074



www.parvinclauss.com

4-28-22

Village Of Darien

Attn: Jordan Yanke

RE: First American Bank Sign Variance Request

Justification Narrative

Petitioner is requesting approval of an electronic message display incorporated into the design of a monument sign addition at the entrance to their property at 2013 75th Street. They currently maintain two LED displays within the branch's N/W and N/E windows and if granted approval of variance request the bank would discontinue use of these.

First American Bank offers many different core products. With electronic message technology, we can centrally manage our signage program and electronically reflect rate and product changes in a timely manner. The signs will be installed with functionality limited to exclude flashing, scintillating or pulsing presentation.

The frequency of screen changes can be limited programmatically to accommodate the village's requirements; change will be a full screen replacement without blinking, scrolling, fading, motion or other action techniques thereby retaining the tasteful commercial presentation appropriate for a financial institution.

This request will have no adverse effect on the surrounding properties nor present any type of Public Safety concern.

ATTACHMENT 3: SIGN ELEVATION

PROJECT:

FIRST AMERICAN BANK

2013 75th Street
Darien, IL 60561

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Dan Olson / JB

DRAWN BY

Bill Marlow

DATE

4.21.22

SCALE

1/2" = 1'

SHEET NO.

1 of 1

ESTIMATE / JOB NUMBER

9590

FILE NAME

FAB9590

REVISIONS:

1 4.28.22 - o.a.h.

2 5.25.22 - phone number

3

4

5

6

7

8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



(1) 8'-1" x 7'-3" x 2'-0" (58 SF) Double Face Illuminated Monument Sign (12'-0" x 7'-3" Overall)

Cabinet: Fabricated Aluminum Painted PMS 281 Blue & FAB Med. Bronze
(Matthews 98573 N Satin - V 1.0 422 H-4, to match AKZO - 422 H-4)
- Smooth Satin Finish

Faces: .125" Aluminum Painted PMS 281 Blue & FAB Med. Bronze
(Matthews 98573 N Satin - V 1.0 422 H-4, to match AKZO - 422 H-4)
- Smooth Satin Finish

First America Bank: Routed & Backed w/ #7328 White Acrylic

EMC Unit: WatchFire 10mm RGB LED / 120x210 matrix,
4'x7' view area / Primary/Primary - Fiber Optic Communication

Pole Cover: Fabricated Aluminum Painted FAB Med. Bronze
(Matthews 98573 N Satin - V 1.0 422 H-4, to match AKZO - 422 H-4)
- Phone # = 3M 7725-10 White Vinyl

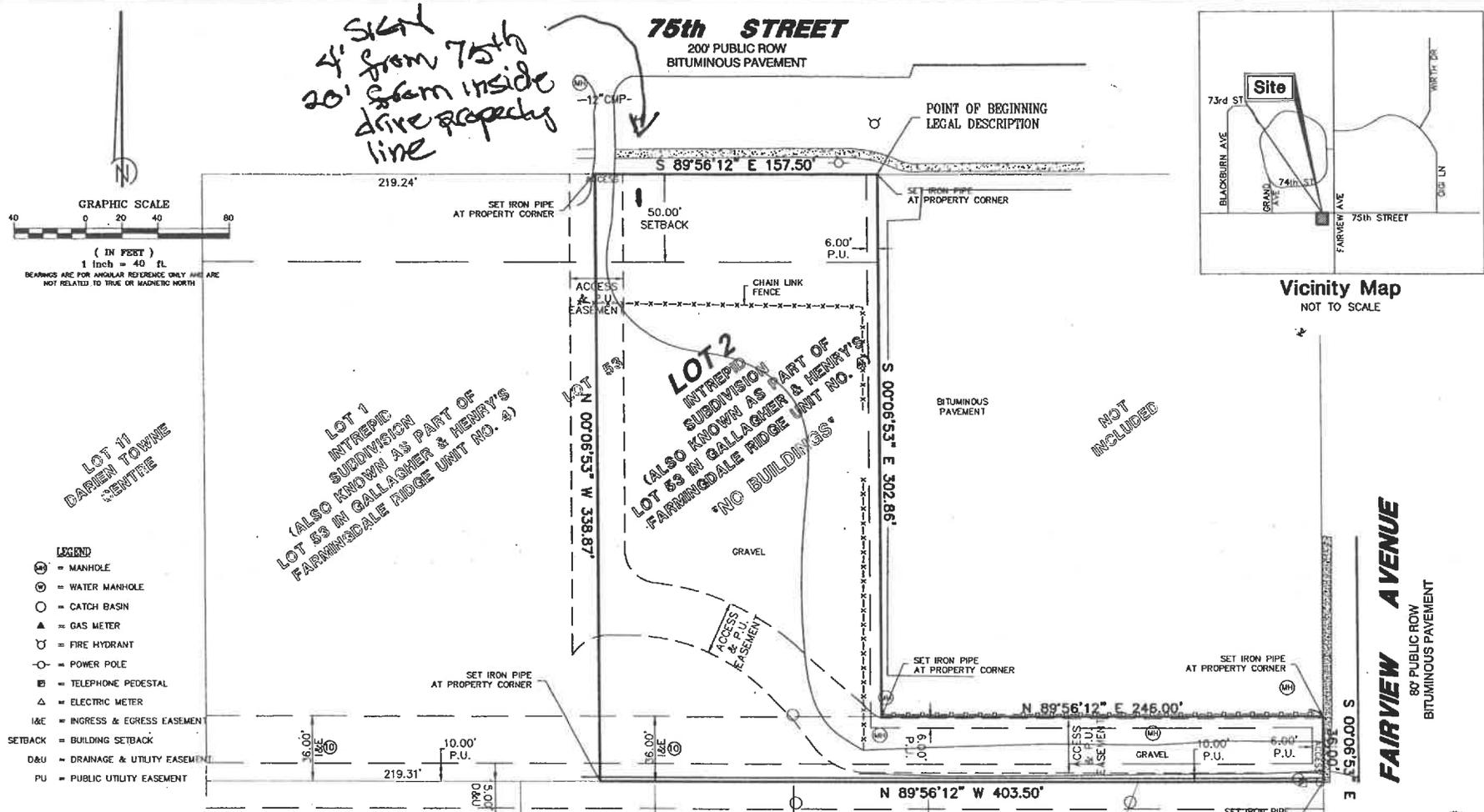
Illumination: Sloan Prism Beam White LEDs w/ 60 Watt Power Supplies

Power: (3) 20Amp @ 120Volts Electrical Circuit Run to Site by Others

Mounting: (1) 6" (6.625" O.D.) Sch. 40 Steel Pipe set into
3'-0" dia. x 5'-9" deep Concrete Foundation

27 SF upper cabinet
28 SF viewable EMC
2.30 SF address
57.30 SF total





GRAPHIC SCALE
 (IN FEET)
 1 inch = 40 ft
 BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH

- LEGEND**
- ⊕ = MANHOLE
 - ⊙ = WATER MANHOLE
 - = CATCH BASIN
 - ▲ = GAS METER
 - ⊕ = FIRE HYDRANT
 - = POWER POLE
 - ⊕ = TELEPHONE PEDESTAL
 - ⊕ = ELECTRIC METER
 - Δ = INGRESS & EGRESS EASEMENT
 - SETBACK = BUILDING SETBACK
 - D&U = DRAINAGE & UTILITY EASEMENT
 - PU = PUBLIC UTILITY EASEMENT

① 36 FOOT INGRESS & EGRESS EASEMENT AS SHOWN AND SET FORTH IN THE CERTIFICATE ON THE PLAT OF GALLAGHER AND HENRY'S FARMINGDALE RIDGE UNIT NO. 4. THE ABOVE MENTIONED EASEMENT SHOULD BE VACATED WITH THE RECORDING OF THE SUBDIVISION PLAT KNOWN AS INTREPID SUBDIVISION.

ALL OTHER EASEMENTS THAT ARE SHOWN ON THIS SURVEY, WILL BECOME IN EFFECT THE DATE THE SUBDIVISION PLAT HAS BEEN RECORDED.

STATE OF ILLINOIS }
 COUNTY OF DUPAGE } SS

- TO:
1. INTREPID PROPERTIES
 2. FIRST AMERICAN BANK
 3. CITY OF DARIEN
 4. CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 10 AND 11(A) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH APPLY TO THE REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS."

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF JANUARY, 2004.

DAVID L. HARTMAN, Surveyor
 ILLINOIS STATE BOARD OF SURVEYORS
 No. 1100

- SURVEYOR'S NOTES:**
1. CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NO. 1410 002303391 BEARING AN EFFECTIVE DATE OF OCTOBER 9, 2003 WAS UTILIZED FOR THE PREPARATION OF THIS SURVEY.
 2. THERE ARE NO PARKING SPACES ON THE SUBJECT PROPERTY.
 3. TOTAL LAND IS 62,226 SQUARE FEET OR 1.429 ACRES ±
 4. ACCESS TO PROPERTY IS FROM FAIRVIEW AVENUE.
 5. SURVEYED PARCELS APPEAR TO BE LOCATED IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 170204 0008 B, WHICH BEARS AN EFFECTIVE DATE OF APRIL 15, 1991.
 6. ALL FIELD WORK WAS COMPLETED ON 8/5/03
 7. AT THE TIME OF THIS SURVEY THERE WAS NO EVIDENCE OF A CEMETERY ON THE SUBJECT PROPERTY.

LOT 2 IN INTREPID SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER _____ IN DUPAGE COUNTY ILLINOIS.

ALSO KNOWN AS PART OF LOT 53 IN GALLAGHER AND HENRY'S FARMINGDALE RIDGE UNIT NO. 4, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 1989 AS DOCUMENT NO. R89-155864, IN DUPAGE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHERN MOST NORTHEAST CORNER OF SAID LOT 53, THENCE SOUTH 00 DEGREE 06 MINUTES 53 SECONDS EAST, 302.86 FEET, ALONG THE EAST LINE OF SAID LOT; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST, 248.00 FEET, ALONG THE NORTH LINE OF SAID LOT; THENCE SOUTH 00 DEGREE 06 MINUTES 53 SECONDS EAST, 36.00 FEET, ALONG THE EAST LINE OF SAID LOT, ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF FAIRVIEW AVENUE; THENCE NORTH 89 DEGREES 56 MINUTES 12 SECONDS WEST, 403.50 FEET, ALONG THE SOUTH LINE OF SAID LOT; THENCE NORTH 00 DEGREE 06 MINUTES 53 SECONDS WEST, 338.87 FEET, TO A POINT ON THE NORTHERLY LINE OF LOT 53; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS EAST, 157.50 FEET, ALONG SAID NORTH LINE OF SAID LOT, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF 75TH STREET, TO THE POINT OF BEGINNING.

ALTA/ACSM LAND TITLE SURVEY

The Baisamo/Olson Engineering Company
 Land Planning | Environmental Science | Landscape Architecture | Civil Engineering | Construction Services
 4906 Main Street, Suite 101, Lisle, Illinois 60532
 (630) 720-9800 • Fax: (630) 720-9853

DATE	REVISIONS	BY

ALTA/ACSM LAND TITLE SURVEY
 DARIEN, ILLINOIS
 INTREPID PROPERTIES

PROJ. NO. 041
 DRAWN BY: JCD
 DATE: 1/20/04
 SCALE: 1"=40'
 SHEET
1 OF 1
 03-1034-401

Darien, Illinois



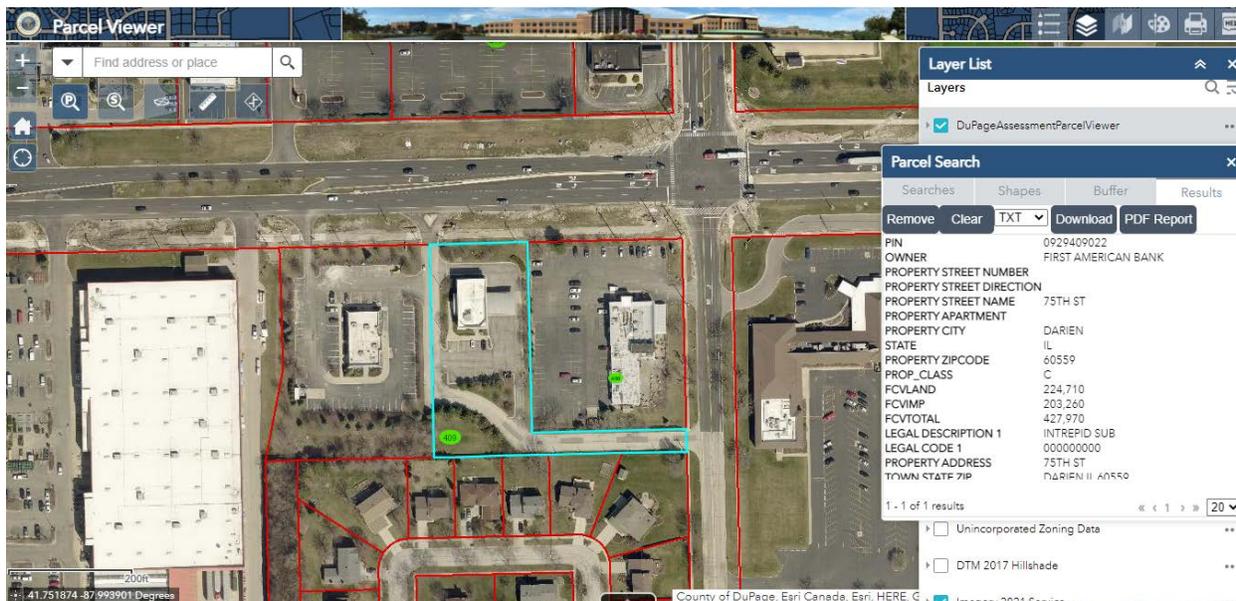
Google

Image capture: Oct 2018 © 2022 Google

Google

Street View - Oct 2018

ATTACHMENT 5: LOCATION MAP & AERIAL IMAGE



ATTACHMENT 6: SITE PHOTOS

