

**CITY OF DARIEN**  
**PLANNING AND ZONING COMMISSION**  
**AGENDA**

**Wednesday, July 15, 2015**  
**7:00 PM**

**City Hall**  
**Council Chambers**

1. Call to Order
2. Establish Quorum
3. Regular Meeting:
  - A. **PZC 2015-05: Rolling Knolls Subdivision, f/k/a Manning Woods Subdivision, 2100 Manning Road:** Petitioner seeks final plat of subdivision and final engineering approval for a 26-lot, single-family residential subdivision.
4. Correspondence
5. Old Business/Planner's Report
6. Minutes: None to approve. July 1, 2015, meeting minutes will be placed on next agenda for approval.
6. Next Meeting: **August 5, 2015, 7:00 PM**
7. Adjournment

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

**Issue Statement**

**PZC 2015-05: Rolling Knolls Subdivision, f/k/a Manning Woods Subdivision, 2100 Manning Road:** Petitioner seeks final plat of subdivision and final engineering approval for a 26-lot, single-family residential subdivision.

Applicable Regulations: Subdivision Regulations: Section 5B-1-6: Final Plat Procedures and Requirements.

**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: The City Council granted preliminary plat approval for a 26-lot residential subdivision for single-family detached home.

### **Documents Submitted**

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

1. Final Plat of Subdivision, 1 sheet, prepared by R.E. Allen and Associates, Ltd., most recent revision dated July 8, 2015.
2. Final Engineering, 16 sheets, prepared by Designtek Engineering, Inc., most recent revision dated April 24, 2015.
3. Landscape Plan, 1 sheet, prepared by IRG Ives/Ryan Group, most recent revision dated June 3, 2015.

### **Planning Overview/Discussion**

The petitioner is seeking final plat of subdivision approval for a 26-lot residential subdivision for detached, single-family home.

The City Council approved the preliminary plat of subdivision in December 2014. Preliminary plat approval included the following approvals:

1. Property rezoned from R-1 to R-2 Single-Family Residence.
2. Reduced minimum lot area from 10,000 to 6,679 square feet for one lot and to 7,200 square feet for 25 lots.
3. Reduced minimum interior lot width from 75 feet to 55.66 feet for one lot and to 60 feet for 25 lots.
4. Reduced minimum corner lot width from 85 feet to 62.36 feet.
5. Reduced minimum front yard setback from 35 feet to 25 feet.
6. Reduced interior side yard setback from 10 feet to 5.66 feet for one lot.
7. Reduced minimum minor street right-of-way width from 66 feet to 55 feet.
8. Reduced minimum minor street pavement width from 30 feet to 27 feet.
9. Reduced minimum street curve centerline radius from 150 feet to 42.5 feet.
10. Reduced minimum interior side yard utility easement from 6 feet to 5.66 feet for one lot.

Preliminary approval included the following conditions:

1. A Development Agreement between the City and the developer addressing the following:

- a. The front façade of each home shall have brick and/or stone pursuant to the following:
  - i. 1-story home façade shall be a minimum of 100% brick and/or stone.
  - ii. 2-story home façade shall be a minimum of brick and/or stone to the 2<sup>nd</sup> floor line.
  - iii. A 100% brick and/or stone front elevation shall be offered.
- b. Each home shall not exceed a Floor Area Ratio (FAR) of 0.5. FAR is the ratio between the square footage of the home and the lot. Example: for a 7,200 square foot lot, the home cannot exceed 3,600 square feet,  $3,600/7,200 = 0.5$
- c. The developer shall sell off all of the lots to one home builder who will construct all of the homes within the subdivision.
- d. "Day One" landscape screening shall be planted along the entire east property line of Lots 12-17. A landscape plan shall be submitted.

Staff, developer, builder and residents have met to discuss and review a landscape plan for the east side of the development. The landscape plan is incorporated into the final approval.

Final plat approval does not require a public hearing. However, consideration by the Planning and Zoning Commission is required. The final plat is required to be submitted within 1-year of preliminary plat approval, the final plat is required to retain the design characteristics of the approved preliminary plat. However, the Mayor and City Council may require changes as are deemed necessary in the interest of the needs of the City, Section 5B-1-6 of Subdivision Regulations.

The plan includes a sidewalk along one side of the new street, along the north side of Manning Road fronting the subdivision with a crosswalk to the south side of Manning Road at Brunswick Road. This crosswalk will have to comply with the U.S. Department of Transportation's Manual on Uniform Traffic Control Devices. Staff recommended extending a sidewalk along the north side of Manning Road to Fairview Avenue. However, per the City Attorney, that request is beyond the development property and therefore the City cannot require it.

In a letter dated July 8, 2015, Dan Lynch, PE, Christopher B. Burke Engineering, Ltd., indicates the plans are in substantial compliance with City Code subject to conditions. Letter accompanies this memo.

County certification of the plans related to the wetland impacts is still outstanding and must be secured before construction can occur.

City staff has finalized the Development Agreement with the developer as required by the City Council's preliminary plat/plan approval.

**Staff Findings/Recommendations**

Staff finds the final plans are in substantial compliance with the preliminary plans approved by the City Council. Therefore, staff recommends the Planning and Zoning Commission make the following recommendation approving the plans, subject to conditions:

**Based upon the submitted petition and the information presented, the request associated with PZC 2015-05 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. Address comments noted in letter from Dan Lynch, PE, Christopher B. Burke Engineering, Ltd., dated July 8, 2015.**

**Decision Made**

Planning and Zoning Commission: July 15, 2015



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

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

July 8, 2015

City of Darien  
1702 Plainfield Road  
Darien, IL 60561

Attention: Mike Griffith

Subject: Manning Woods Subdivision  
(CBBEL Project No. 950323H174)

Dear Mike:

As requested, we have reviewed the revised plans and stormwater submittal for the aforementioned development prepared by DesignTek Engineering, Inc. The plans are dated June 25, 2015 and the stormwater submittal is dated June 26, 2015. In our opinion, the plans, plat, and stormwater submittal are in substantial compliance with City Code subject to the following items:

1. Although some of the lots have storm sewer stubs for the future homes, all lots must have a stub. All lots have a storm sewer either in the right of way, rear yard, or side yard from which to provide a stub. The stub is for connection of the sump pump discharge, and Lots 1, 17, and 18 should also have the downspouts connected.
2. The final stormwater submittal must include all tabs. Some tabs were omitted as they have not changed from previous submittals, and others, such as the engineer's opinion of cost will have to be updated based on the final plans. The DuPage County letter certifying the wetland aspects of the development must be included in the appropriate tab.

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

1. A letter of credit as required by City Code.
2. Payment of school and park impact fees as required by City Code.
3. Issuance of all outside agency permits including, but not limited to DuPage County and IEPA.

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

Sincerely,

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

Cc: Dan Gombac -- City of Darien

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**DEVELOPMENT AGREEMENT**  
**(ROLLING KNOLLS SUBDIVISION)**

This Development Agreement (“Agreement”) is entered into this \_\_\_ day of \_\_\_\_\_, 2015, by and between the City of Darien, DuPage County, Illinois (“City”), McNaughton Development, Inc., 11S220 Jackson Street, Burr Ridge, Illinois 60527 (“Developer”).

**RECITALS**

A. Developer is the Contract-Purchaser and Developer of the “Subject Property” as defined in Ordinance No. O-38-14.

B. Ordinance No. O-38-14 calls for the City and the “Developer of the Subject Property” to enter into a Development Agreement containing certain terms set forth in said Ordinance.

C. Subsequent to the adoption of Ordinance No. O-38-14, representatives of the City and Developer have met with neighboring property owners who reside on Wilton Road (the “Wilton Residents”) to address potential adverse impacts which the development of the Subject Property might have on the Wilton Residents’ quiet enjoyment of their homes.

D. As a result of these meetings, Developer has agreed to take certain actions to mitigate any such adverse impacts.

E. The City and Developer agree that the terms set forth herein below will add to the value of the Subject Property and avoid unreasonable or adverse impacts on the properties of the Wilton Residents.

Accordingly, it is hereby agreed between the City and Developer as follows:

**Section 1. Construction and Building Façade Requirements.** Notwithstanding anything to the contrary appearing in the Darien City Code:

- A. Each one-story home shall be constructed of 100% brick and/or stone frontfaçade.
- B. Each two-story home shall be constructed with a brick and/or stone front façade at least to the second floor line.
- C. Developer shall offer a 100% brick and/or stone front elevation for the two-story homes.
- D. Maximum Floor Area Ratio (FAR) shall be 0.5
- E. Developer acknowledges that it is purchasing the entire Subject Property and will construct all of the homes within the Subdivision.

**Section 2. Landscape Impact Fee; Security For Potential Damage To City Streets; Model Home Construction.**

A. Developer agrees that at the time Developer posts its letter of credit or other security for public improvements, Developer will also deposit a Landscape Impact Fee in the amount of \$10,000 with the City for purposes of allowing the City to plant appropriate trees or other landscape materials on the properties of the Wilton Residents. For reference purposes, the addresses of the Wilton Residents are identified on **Exhibit 1** attached hereto and made a part hereof. The required landscaping along the Subdivision's eastern property line will be completed prior to the issuance of any occupancy permits.

B. Developer's Letter of Credit or other security shall include the amount of \$21,500.00 in order to secure the City in the event of damage to Manning Road or Lyman Road specifically attributable to Developer's construction activity. This security may be released upon the completion of Developer's mass earthwork activities and the certification of the City Engineer that there has been no damage to either Manning Road or Lyman Road specifically attributable to Developer's construction activities.



C. Developer may construct model homes during the mass excavation phase.

**Section 3. Homeowner Covenants.** Developer agrees to establish “Covenants, Conditions and Restrictions” substantially in the form of **Exhibit 2** attached hereto and made a part hereof.

**Section 4. Successors and Assigns.** This Agreement shall be binding on the parties and their respective successors and assigns.

**Section 5. Notices.** Notices shall be in writing, either personally delivered, or through a nationally-recognized private courier (Fed Ex; UPS) to the following addresses and addressees:

If to Developer:

McNaughton Development, Inc.  
11S220 Jackson Sreet  
Burr Ridge, Illinois 60527  
Attention: Paul McNaughton, Jr.

If to the City:

City of Darien  
1702 Plainfield Road  
Darien, Illinois 60461  
Attention: Bryon Vana, City Administrator

With a Copy to:

John B. Murphey  
Rosenthal, Murphey, Coblantz & Donahue  
30 N. LaSalle Street, Suite 1624  
Chicago, Illinois 60602

**Section 6. Amendments.** Any amendment to this Agreement shall be in writing and approved by the City’s corporate authorities.

**Section 7.**    **Recordation.**    A copy of this Agreement or a Memorandum hereof shall be recorded in the Office of the DuPage County Recorder of Deeds against the Subject Property.

CITY:

DEVELOPER:

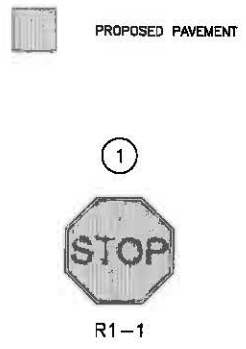
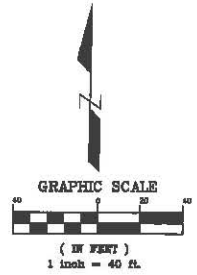
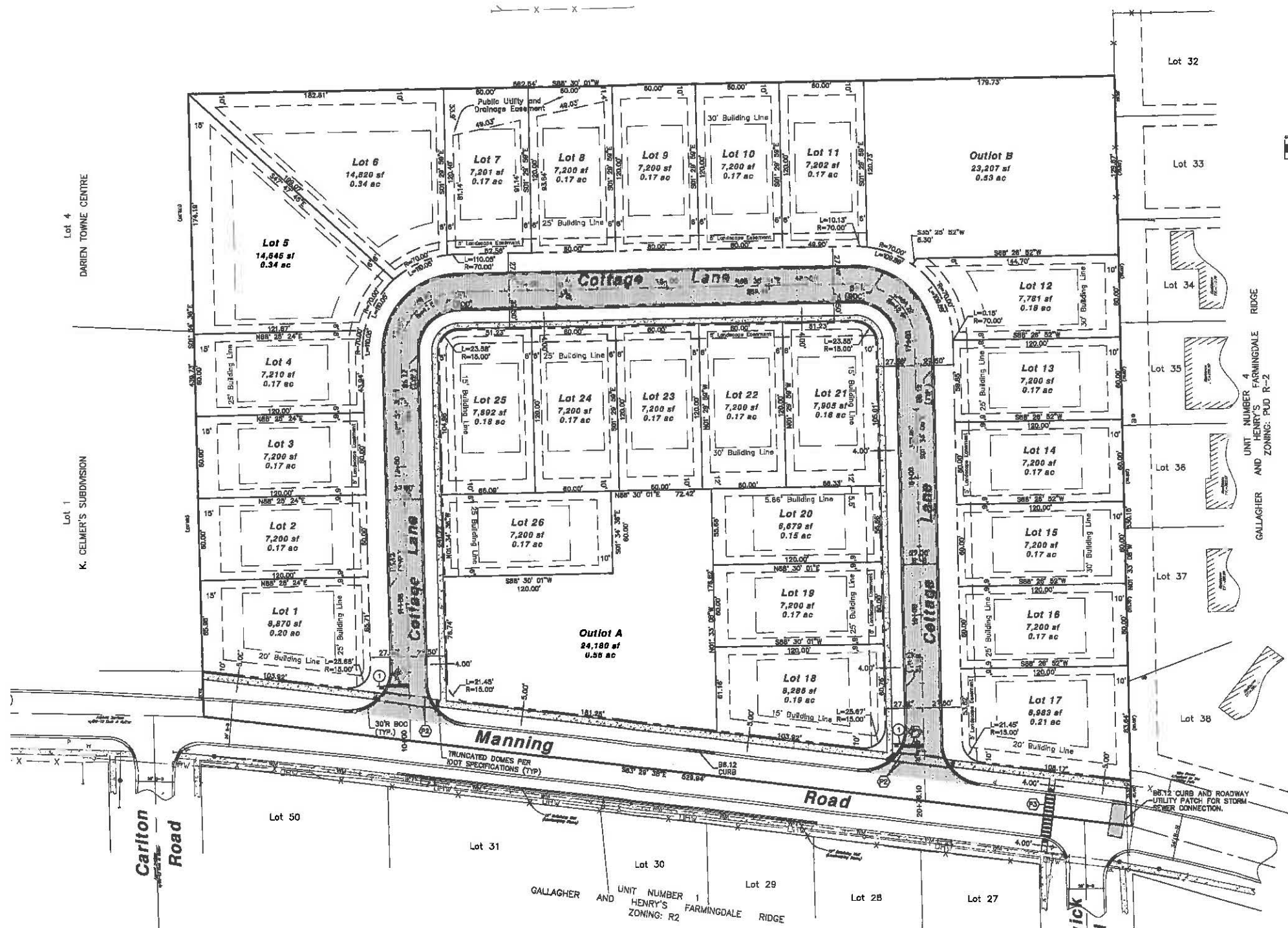
CITY OF DARIEN

McNAUGHTON DEVELOPMENT, INC.

By: \_\_\_\_\_  
Its: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

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**NOTES:**

1. THE PLACEMENT AND SPACING OF TEMPORARY AND PERMANENT TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND BE COORDINATED WITH THE CITY OF DARIEN.
2. THE DEVELOPER TO COORDINATE WITH THE CITY OF DARIEN THE LOCATION OF "NO PARKING THIS SIDE OF STREET SIGNS" WITH APPROPRIATE MUTCD DESIGNATION AND THE STREET NAME SIGNS AT THE INTERSECTIONS.
3. ALL PAVEMENT STRIPING SHALL BE THERMOPLASTIC PER IDOT SPECIFICATIONS.
4. PER MUTCD SPECIFICATIONS, THE STOP BAR TO CROSSWALK SHALL BE A MINIMUM OF 4 FEET APART, EDGE TO EDGE.
5. THE SIDEWALK ALONG MANNING ROAD IS 5 FEET WIDE. THE SIDEWALK ALONG COTTAGE LANE IS 4 FEET.
6. THE OUTLOTS SHALL BE INCLUDED IN A STORM WATER EASEMENT AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

**PAVEMENT MARKING LEGEND**

- ① 24" STOP BAR
- ② 6" WHITE LINE
- ③ CROSSWALK PER MUTCD STANDARDS

NO.	DATE	DESCRIPTION	BY
1	10-24-15	PER COUNTY & VILLAGE REVIEW	ADM
2	02-24-15	PER VILLAGE REVIEW	ADM

2100 MANNING ROAD, LLC  
 401 E PROSPECT AVENUE  
 MT. PROSPECT, ILLINOIS 60056  
 847-670-6710

FINAL ENGINEERING PLANS  
 FOR  
 MANNING WOODS  
 DARIEN, ILLINOIS

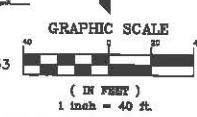
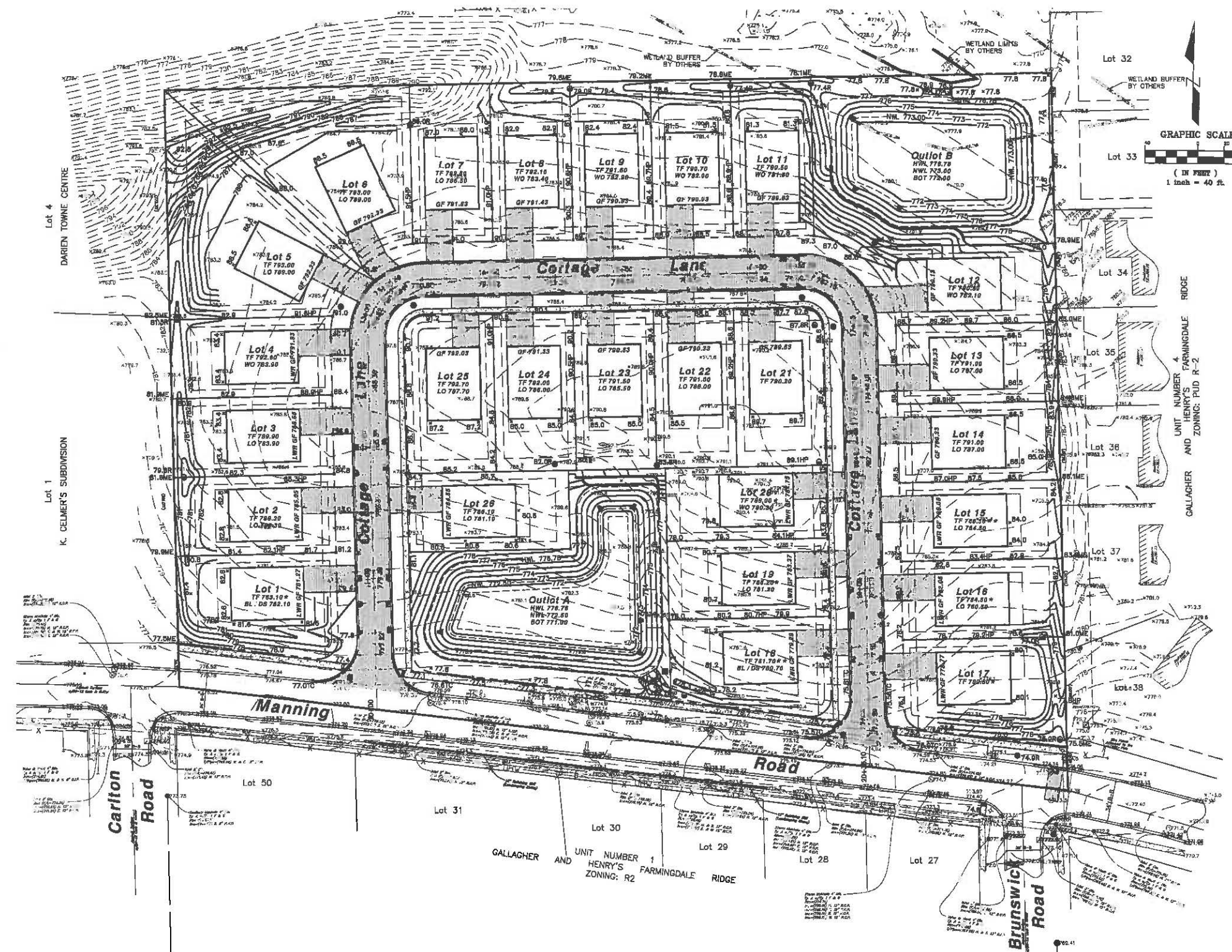
DESIGNTEK ENGINEERING, INC.  
 CONSULTING AND SITE DESIGN ENGINEERS  
 9930 W. 190<sup>TH</sup> STREET, SUITE L  
 MOKENA, ILLINOIS 60448  
 (708) 326-4961  
 ILL. PROF. LIC. NO.: 184-003740



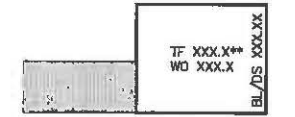
PROJECT INFORMATION	
Project No.:	14-0056
Scale:	1" = 40'
Date:	02-13-15
Design By:	ADM
Drafted By:	ADM
Checked By:	SDS

5  
 OF  
 17

GEOMETRIC & PAVEMENT MARKINGS PLAN



**GRADING/PAD NOTES**

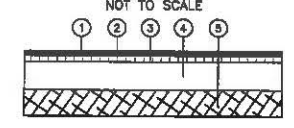


- TF XXX.XX TOP OF FOUNDATION ELEVATION
- LO XXX.XX LOOKOUT ELEVATION
- WO XXX.XX WALKOUT/BSMT FLOOR @ WALKOUT ELEVATION (TYPICAL: WO = TF - 8.67')
- BL XXX.XX OR DS XXX.XX DENOTES "BRICK LEDGE" OR "DROP SIDING"
- SHADE DRIVE DENOTES RESTRICTED GARAGE LOCATION NECESSARY FOR 8% MAX. SLOPE
- GF XXX.XX INDICATES GARAGE FLOOR ELEVATION (TYPICAL: GF = TF - 8')
- LWR GF XXX.XX INDICATES A LOWERED GARAGE FLOOR ELEVATION IS REQUIRED TO MAINTAIN 8% MAX. DRIVEWAY SLOPE. (ONE ADDITIONAL STEP IN GARAGE) (TYPICAL: LWR GF = TF - 15')
- TF XXX.XX\* & LWR GF XXX.XX INDICATES A LOWERED GARAGE FLOOR ELEVATION IS REQUIRED TO MAINTAIN 8% MAX. DRIVEWAY SLOPE. (TWO ADDITIONAL STEPS IN GARAGE) (TYPICAL: LWR GF = TF - 22')
- TF XXX.XX\*\* & LWR GF XXX.XX INDICATES A LOWERED GARAGE FLOOR ELEVATION IS REQUIRED TO MAINTAIN 8% MAX. DRIVEWAY SLOPE. (THREE ADDITIONAL STEPS IN GARAGE) (TYPICAL: LWR GF = TF - 29')

**GRADING CONVERSIONS**

- EDGE OF PAVEMENT (EP) = CL - 0.25'
- FLOW LINE (FL) = CL - 0.33'
- TOP OF CURB (TC) = CL + 0.18'
- RIGHT OF WAY W/WALK = CL + 0.55'
- RIGHT OF WAY W/O WALK = CL + 0.59'

**PAVEMENT SECTION**



1. 1.5" HOT MIX ASPHALT SURFACE COURSE, MIX "D", N50
2. PRIME COAT, MC-30, AT 0.15 GAL./S.Y.
3. 4" HOT MIX ASPHALT BINDER COURSE, N50
4. 6" AGGREGATE BASE COURSE, TYPE B, CA-8, COMPACTED W/ NO SLAG
5. WELL DRAINED SUB-GRADE (SUB-GRADE TO MODIFIED 95 PROCTOR MIN. COMPACTION)

NO.	DATE	DESCRIPTION
1	02-24-15	PREL COUNTY & VILLAGE REVIEW
2	08-24-15	PER VILLAGE REVIEW

2100 MANNING ROAD, LLC  
 401 E PROSPECT AVENUE  
 MT. PROSPECT, ILLINOIS 60056  
 847-670-6710

FINAL ENGINEERING PLANS  
 FOR  
 MANNING WOODS  
 DARIEN, ILLINOIS

DESIGN/TEK ENGINEERING, INC.  
 CONSULTING AND SITE DESIGN ENGINEERS  
 9930 W. 190TH STREET, SUITE L  
 MOKENA, ILLINOIS 60448  
 (708) 526-4961  
 ILL. PROF. LIC. NO.: 184-003740



PROJECT INFORMATION	
Project No.:	14-0056
Scale:	1" = 40'
Date:	02-13-15
Design By:	ADM
Drafted By:	ADM
Checked By:	SDS

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