

CITY OF DARIEN

NOTICE OF SPECIAL MEETING

PLEASE TAKE NOTICE THAT THE MUNICIPAL SERVICES COMMITTEE HAS SCHEDULED A SPECIAL MEETING TO BE HELD ON MONDAY, JULY 21, 2025, 6:20 PM IN THE CITY COUNCIL CHAMBERS AT CITY HALL, 1702 PLAINFIELD ROAD, DARIEN, ILLINOIS. AGENDA IS AS FOLLOWS:

1. Call to Order & Roll Call
2. Establishment of Quorum
3. New Business
 - a. [Motion](#) – Accepting a proposal for the purchase of one new Radiodetection RD8200SG Survey Grade Receiver Utility Line Locator with GIS capabilities and training from Subsurface Solutions, in an amount not to exceed \$14,346.
 - b. [PZC2025-13](#) – 7800 Cass Avenue – Darien Study Center Inc. - A Petition from Darien Center Inc. for a variation from Section 5A-9-2-8-B-1(a) of the City Code to permit a concrete patio within the side yard, five feet from the side property line, within the Office (O) District located at 7800 Cass Avenue, Darien IL (PIN 09-28-410-019).
 - c. [PZC2025-14](#) – 7516 Cass Avenue – A Petition from the City of Darien for a variation from Section 5A-8-3-8(A)(b) to allow the construction of EV Charging Stations within the corner side yard setback of the Brookhaven Plaza Shopping Center, located in the B-2 Community Shopping Center at 7516 South Cass Ave, Darien IL 60561 (PIN 09-28-402-024).
 - d. [PZC2025-04](#) – Text amendments to Title 5A (Zoning Regulations) to update commercial vehicle parking restrictions and overweight vehicle parking restrictions on private property, including overnight parking. (City initiated)
4. Adjournment

THIS NOTICE IS GIVEN PURSUANT TO CHAPTER 5, SECTION 120/2.02 OF THE ILLINOIS COMPILED STATUTES (5 ILCS 120/2.01).

JOANNE E. RAGONA
CITY CLERK
JULY 17, 2025

MOTION NO. _____

AGENDA MEMO
Municipal Services Committee
July 21, 2025

ISSUE STATEMENT

A motion accepting a proposal for the purchase of one new Radiodetection RD8200SG Survey Grade Receiver Utility Line Locator with GIS capabilities and training from Subsurface Solutions, in an amount not to exceed \$14,346. See Exhibit A.

BACKGROUND/HISTORY

The proposed utility line locator is an additional piece of equipment to be utilized by the water division. The staff utilizes line locators on a daily basis to respond to JULIE calls as well as in-house main and service line surveys as required. The department consistently strives to locate our water mains, service lines and streetlights with the utmost accuracy without interference from other utilities that are typically adjacent to the City's water system. The equipment is a tool that is utilized as an industry standard for utility locators. This locator provides the crew with a tool for safe excavation and determining where water lines are located. This piece of equipment will also allow us to have another locator in the fleet to ensure timely locates and multi-functionality amongst the crews. The RD 8200 model would be an updated version of equipment with GIS mapping capabilities for ongoing updates to our GIS watermain maps.

Staff solicited for competitive quotes, below are the results:

VENDOR	TOTAL COST
Core & Main	\$14,346.00
Subsurface Solutions	\$14,346.00
Associated Technical Services, Ltd.	\$15,085.60

The FY25/26 Budget includes funding for the vehicle through the following account:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 25-26 BUDGET	PROPOSED EXPENDITURE	BALANCE
02-50-4231	Equipment	\$14,500	\$14,346	\$154

STAFF RECOMMENDATION

Staff requests approval of this motion accepting a proposal for the purchase of one new Radiodetection RD8200SG Survey Grade Receiver Utility Line Locator with GIS capabilities and training from Subsurface Solutions, in an amount not to exceed \$14,346.

This item is being presented prior to the City Council Meeting on July 21, 2025. Chairman Belczak will be presenting the Committee's recommendation to the City Council.

ALTERNATE CONSIDERATION

As directed by the Municipal Services Committee.

DECISION MODE

This item will be on the July 21, 2025 City Council, New Business agenda for formal consideration

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE
COUNTY, ILLINOIS, this 21st day of July 2025.**

AYES: _____

NAYS: _____

ABSENT: _____



Subsurface Solutions
Damage Prevention Experts

Subsurface Solutions

www.SubsurfaceSolutions.com




QUOTE 38007

Attention to: Dennis Cable

Valid Till Jul 31, 2025
Sales Person David Shelley
Phone
Email david@subsurfacesolutions.com

Bill To
City of Darien
1702 Plainfield Road,
Darien, IL, 60561-5044

Ship To
City of Darien
1702 Plainfield Road,
"

Item & Description	List Price	Qty	Total
RX 82SG with Bag 10/RD8200SG-FCC-KIT-US 2025 Radiodetection RD8200SG Survey Grade Receiver - Soft Carry Bag Included - Onboard RTK Antenna (sub inch accuracy) - Lilon Rechargeable Receiver Battery with AC Mains Charger - USB-C cable - 20+ active frequencies from 256Hz to 200kHz, Power, Radio & CPS frequencies - 5 custom user frequencies - 512Hz, 640Hz, 8kHz, 33kHz Sonde frequencies - Guidance Mode, Peak Mode, Null Mode & Peak Plus - Fault Find mode (A-frame compatible) - Auto digital depth with over 50ft range, Directional compass, Current measurement - Enhanced Power mode with Power filters and depth - Dynamic Overload Protection auto-filtering - USB port for free updates, Bluetooth 2.0 and 5.0 BLE for communicating to external devices - Enhanced Self Test, eCal calibration - Enhanced Volume (Vol 0-5 and high low audio freq) - Swing Warning - 3 Year Warranty after registration & much more... https://www.subsurfacesolutions.com/product-page/rd8200sg-locator-kit		\$ 9,058.00	1 \$ 9,058.00
RD8200SG RAM Mount SG RAM Mount RD8200SG RAM Mount Phone Holder bundle with X-grip for phones up to 6 inches, quick release cold shoe adaptor with 1" RAM ball.		\$ 112.00	1 \$ 112.00
TX10 Transmitter 10/TX10-FCC 2025 Tx-10 (10 Watt) transmitter - 20+ Active Frequencies, 8 Induction frequencies - 10 Watt of power & 90V capacity - LCD backlit display with battery & Volt-Ohm meter - Direct connect cables, ground rod, 30ft jumper cable, earth magnet - 3 year warranty after registration		\$ 3,547.00	1 \$ 3,547.00
TX-LION with AC Charger 10/TX-MBATPACK-V2 2025 TX Li-Ion rechargeable battery with AC charger		\$ 741.00	1 \$ 741.00

Item & Description	List Price	Qty	Total
TX RING CLAMP 4" 10/TX-CLAMP-4 2025 4" (100mm) Transmitter Clamp	\$ 588.00	1	\$ 588.00
			
Skylark RTK Network 2024 CX Annual Subscription - 3-7 cm accuracy - <20 seconds fix - PPP-RTK corrections offering uniform performance continent-wide - Optional integrity with error bounding and flagging available - Available in the US, Canada, UK, EU, China, Japan, and Korea - Corrections data available in both OSR and SSR formats - Works with a wide variety of GNSS chipsets, modules, and receivers	\$ 300.00	1	\$ 300.00

Contact me if you have questions

Thank You,

David Shelley

815-474-0064

david@subsurfacesolutions.com

Sub Total

\$ 14,346.00

Tax

\$ 0.00 Not Configured

Grand Total

\$ 14,346.00

Terms & Conditions - Pricing may not include local or state sales tax, freight or other shipping charges that will be paid by the customer. Please contact us if you need exact freight and tax charges at 402-990-9454. Pricing is valid for 10 days unless otherwise noted. All orders Prepay, COD, credit card or Net 30 if qualified. We accept all major Credit Cards. Lead time on most equipment is 3-10 days. Radiodetection RD7200 & RD8200 are warranted for 3 years after registration & Schonstedt units 7 years, most other equipment is a 1 year warranty. Free training on equipment over \$5000.

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
JULY 21, 2025

CASE

PZC2025-13

Variation

Darien Study Center Inc. – 7800 Cass Avenue

ISSUE STATEMENT

A petition from Darien Study Center Inc. for a variation from Section 5A-9-2-8-B-1(a) of the City Code to permit a concrete patio within the side yard, five feet from the side property line, within the Office (O) District located at 7800 Cass Avenue, Darien IL 60561 (PIN 09-28-410-019)

GENERAL INFORMATION

Petitioner:	Darien Study Center Inc.
Property Owner:	Darien Study Center Inc.
Property Location:	7800 Cass Avenue
PIN Number:	09-28-410-019
Existing Zoning:	Office (O)
Existing Land Use:	Religious Institution
Comprehensive Plan:	Commercial
Surrounding Zoning & Uses	
North:	Multi-Family Residential (R-3); Multi-family
South:	Neighborhood Convenience Shopping (B-1);
	Office
East:	Single-Family Residential (R-2); Single-
	Family
West:	
Size of Property:	1.01 Acres
Floodplain:	N/A
Natural Features:	N/A
Transportation:	Accessed from two full access driveways on
	Cass Avenue and Regency Grove Dr.

ATTACHMENTS

- 1) **O-24-08 (CURRENT ORDINANCE)**
- 2) **PLAT OF SURVEY AND SITE PLAN**
- 3) **LANDSCAPING PLAN**
- 4) **JUSTIFICATION LETTER**

BACKGROUND / PROPOSAL

Background: In 2008, the City Council adopted Ordinance O-24-08 (see Attachment 1), approving a Special Use and variations from the Zoning Ordinance to allow the construction and establishment of a 23,860, 2-story building for a religious institution at 7800 Cass Avenue, formerly known as the Euclid Foundation. Now known as the Darien Study Center, the building, operated by Darien Study Center Inc. in collaboration with the Roman Catholic Prelature of Opus Dei, is used for various activities including education courses, classes and conferences, religious assembly, and as a residence/dormitory for clergy and other fraternal/academic persons.

According to the petitioner, there are currently 12 residents (three priests and nine laymen). Six of them are aged 74 to 91, and some of them have health and mobility issues.

Proposal: As depicted in the plat of survey (see Attachment 2) and landscape plan (see Attachment 3) the petitioner proposes to demo a small concrete landing outside of a door on the north side of the building and construct an enhanced concrete patio for use by residents, which would extend to within five feet of the property line to the north, within the required side yard setback. Trees are protected and additional garden enhancements including trellises are proposed, which are not regulated under the City's Zoning Code.

ANALYSIS

Zoning Code Regulations: Section 5A-9-2-8-B-1(a) of the Darien Zoning Code requires that side yards abutting a residential district be a minimum of 25 feet in depth. While there are exceptions for unenclosed patios and porches in other yards such as rear yards, no such exception is present for side yards.

Variation: In order to allow the construction of the patio, a variation from Section 5A-9-2-8-B-1(a) would have to be obtained by the petitioner that would allow the paving to encroach within the required setback, up to five feet from the property line.

Staff Review: City staff have reviewed the existing ordinance, the as-built and grading plans for the facility, and documents submitted by the petitioner, and found that the facility complies with the ordinance and all other applicable Zoning Regulations. Staff engaged the City's Engineering consultant via email on May 28, 2025, who did not object to the plan provided existing drainage patterns can be maintained. The Building Division will require an additional inspection to verify drainage has been preserved, if the variation is approved.

Justification Letter: The petitioner submitted a Justification Letter (see Attachment 4) with a detailed description narrative of the project and requested relief, supporting the variation request. For reference, the criteria the Planning and Zoning Commission and City Council votes on for City Variation requests are included below.

Variation Criteria:

The City may grant variations based on the finding-of-fact that supports the following criteria outlined below by the City to be the most relevant to the subject property situation.

- a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone.*
- b) The plight of the owner is due to unique circumstances.*
- c) The variation if granted will not alter the essential character of the locality.*
- d) Essential Need: The owner would suffer substantial difficulty or hardship and not mere inconvenience or a decrease in financial gain if the variation is not granted.*
- e) Problem with Property: There is a feature of the property such as slope or shape or change made to the property, which does not exist on neighboring properties, which makes it unreasonable for the owner to make the proposed improvement in compliance with this title. Such feature or change was not made by the current owner and was not known to the current buyer at the time of purchase.*
- f) Smallest Solution: There is no suitable or reasonable way to redesign the proposed improvements without incurring substantial difficulty or hardship or reduce the amount of variation required to make such improvements.*

- g) Create Neighbor Problem: The variation, if granted, will not cause a substantial difficulty, undue hardship, unreasonable burden, or loss of value to the neighboring properties.*
 - h) Create Community Problem: The variation, if granted, may result in the same or similar requests from other property owners within the community, but will not cause an unreasonable burden or undesirable result within the community.*
 - i) Net Benefit: The positive impacts to the community outweigh the negative impacts.*
 - j) Sacrifice Basic Protections: The variation, if granted, will comply with the purposes and intent of this title set forth in subsection 5A-1-2(A) of this title and summarized as follows: to lessen congestion, to avoid overcrowding, to prevent blight, to facilitate public services, to conserve land values, to protect from incompatible uses, to avoid nuisances, to enhance aesthetic values, to ensure an adequate supply of light and air, and to protect public health, safety, and welfare.*
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PZC MEETING – JULY 17, 2025

This item is being presented to the Planning, Zoning and Economic Development Commission on July 17, 2025. Director Gombac will be presenting the Commission’s recommendation to the Municipal Services Committee.

DECISION MODE

The Municipal Services Committee will consider this item at its meeting on July 21, 2025.

MEETING SCHEDULE

Planning, Zoning and Economic Development Commission	July 17, 2025
Municipal Services Committee	July 21, 2025
City Council	August 4, 2025

**CITY OF DARIEN
DU PAGE COUNTY, ILLINOIS**

ORDINANCE NO. O-24-08

**AN ORDINANCE APPROVING A SPECIAL USE AND
VARIATIONS TO THE DARIEN ZONING ORDINANCE**

(PZC 2006-09: 7800 Cass Avenue, Euclid Foundation)

**ADOPTED BY THE
MAYOR AND CITY COUNCIL
OF THE
CITY OF DARIEN**

THIS 2nd DAY OF June, 2008

**Published in pamphlet form by authority
of the Mayor and City Council of the City
of Darien, DuPage County, Illinois, this 3rd
day of June, 2008.**

**AN ORDINANCE APPROVING A SPECIAL USE AND
VARIATIONS TO THE DARIEN ZONING ORDINANCE**

(PZC 2006-09: 7800 Cass Avenue, Euclid Foundation)

WHEREAS, the City of Darien is a home rule unit of local government pursuant to the provisions of Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of local government, the City may exercise any power and perform any function pertaining to its government except as limited by Article VII, Section 6; and

WHEREAS, the property legally described in Section 1 (the "Subject Property"), is zoned O Office District pursuant to the Darien Zoning Ordinance; and

WHEREAS, the petitioner has requested approval of a special use in order to establish a religious institution within the O Office zoning district; and

WHEREAS, the petitioner has requested variations in order to construct a 23,000 square foot, 2-story facility for said religious institution; and

WHEREAS, pursuant to proper legal notice, a public hearing on said petitions were held before the Planning and Zoning Commission on July 5, 2006, and on May 16, 2007; and

WHEREAS, the Planning and Zoning Commission at its regular meeting of May 16, 2007, has forwarded its findings and recommendation of approval of said petitions to the City Council; and

WHEREAS, on May 20, 2008, the Planning and Development Committee of the City Council reviewed the petition and has forwarded its recommendation of approval of said petitions to the City Council; and

WHEREAS, the City Council has reviewed the findings and recommendations described above and now determines to grant the petitions subject to the terms, conditions and limitations described below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, as follows:

SECTION 1: Subject Property. This Ordinance is limited and restricted to the property generally located at 7800 Cass Avenue, Darien, Illinois, and legally described as follows:

LOT 1 IN DALLNER'S ASSESSMENT PLAT NO.1 OF THE SOUTHEAST ¼ OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1958 AS DOCUMENT NO. 881621, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-28-410-019

SECTION 2: Special Use Granted. A special use is hereby granted to allow a religious institution under Section 5A-9-2-4: Special Uses, O Office District, of the Darien Zoning Ordinance.

SECTION 3: Variations from Zoning Ordinance Granted. The following variations from the Zoning Ordinance are hereby granted:

- A. Section 5A-9-2-8(A)1.(a): Yard Requirements, O Office District, to reduce the required front yard parking setback from 30 feet to 18.8 feet.
- B. Section 5A-9-2-8(A)1.(a): Yard Requirements, O Office District, to reduce the required corner side yard parking setback from 30 feet to 7.2 feet.
- C. Section 5A-11-3(B)1.(b): Driveway Requirements, Minimum Width, to increase the driveway width from 30 to 40 feet on Wildwood Lane.
- D. Section 5A-10-7(A): Foundation and Refuse Disposal Area Landscaping, to reduce the building foundation landscape strip from 10 to 6 feet wide along the south side of the building.
- E. Section 5A-5-8-2(C)2: Fences, Office-Industrial Districts, to permit a solid fence/wall within the front and corner side yards where 50% of the fence/wall is required to be open.
- F. Section 5A-11-5: Off-Street Parking and Loading Table; Parking and Loading Classes, to reduce the required number of parking stalls from 46 to 43.

SECTION 4: Site Plan Approval. The Subject Property shall be developed in substantial compliance with the following plans:

- A. Site Plan/Landscape Plan, 1 sheet, prepared by Harrison & Associates Architects, latest revision dated April 21, 2008.
- B. Photometric Plan, 1 sheet, prepared by Harrison & Associates Architects, latest revision dated March 24, 2008.
- C. Building Elevations, 2 sheets, prepared by Harrison & Associates Architects, latest revision dated July 26, 2007.
- D. Engineering Plans, 8 sheets, prepared by Hoefflerle-Butler Engineering, Inc., latest revision dated March 19, 2008.

SECTION 5: Conditions of Approval: The special use and variations herein granted are subject to the following conditions:

- A. Compliance with comments in the City Engineer's letter, dated April 7, 2008, prepared by Dan Lynch, PE, Christopher B. Burke Engineering, Ltd.
- B. Permit from DuPage County for a curb cut/driveway onto Cass Avenue and for all other work within the Cass Avenue right-of-way (DuPage County right-of-way.)

SECTION 6: Home Rule. This ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the City of Darien that to the extent of the terms of this ordinance should be inconsistent with any non-preemptive state law, that this ordinance shall supercede state law in that regard within its jurisdiction.

ORDINANCE NO. O-24-08

SECTION 7: Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE

COUNTY, ILLINOIS, this 2nd day of June, 2008.

AYES: 7 - Avci, Durkin, Galan, Gattuso, Marchese, McIvor, Poteraske

NAYS: 0 - NONE

ABSENT: 0 - NONE

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY,

ILLINOIS, this 2nd day of June, 2008.

ATTEST:

Kathleen Moesle Weaver
KATHLEEN MOESLE WEAVER, MAYOR

Joanne F. Coleman
JOANNE F. COLEMAN, CITY CLERK

APPROVED AS TO FORM:


[Signature]
CITY ATTORNEY

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, Joanne F. Coleman, do hereby certify that I am the duly qualified CITY CLERK of the CITY OF DARIEN of DuPage County, Illinois, and as such officer I am the keeper of the records and files of the City;

I do further certify that the foregoing constitutes a full, true and correct copy of
**ORDINANCE NO. O-24-08 – “AN ORDINANCE APPROVING A SPECIAL USE
 AND VARIATIONS TO THE DARIEN ZONING ORDINANCE (PZC 2006-09: 7800
 CASS AVENUE, EUCLID FOUNDATION”** OF THE CITY OF DARIEN, DU PAGE
 COUNTY, ILLINOIS, duly passed and approved by the Mayor and City Council
 members of the city at a meeting held on June 2, 2008.

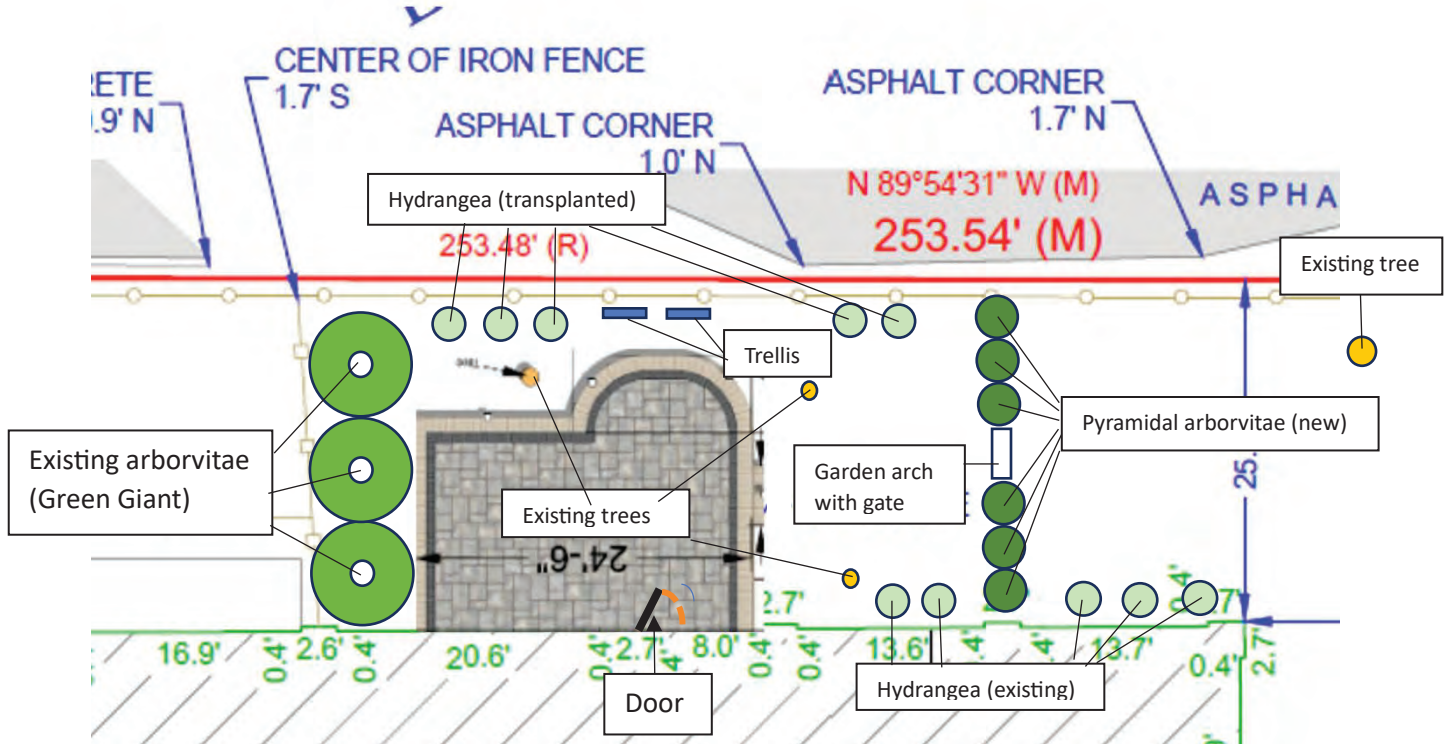
IN WITNESS WHEREOF, I have hereunto affixed my official hand and seal
this 2nd day of June, 2008.


City Clerk





Landscaping Plan - 7800 Cass Avenue proposed patio



Landscaping plans:

- Preserve existing 15' arborvitae hedge at west end of patio
- Preserve existing trees in side yard
- Transplant hydrangea from side of building to fence line
- Plant 8' pyramidal arborvitae privacy hedge between patio and street, with 8' garden arch
- Install 8' trellises with climbing vines (clematis, trumpet vine, roses? Advice welcomed)
- Grade ground per advice of engineer w/o endangering trees



Side yard of 7800 Cass Ave



Neighboring yard

**Darien Study Center, Inc.
7800 Cass Ave.
Darien, IL 60561**

May 28, 2025

City of Darien
Planning, Zoning and Economic Development Commission
1702 Plainfield Road
Darien, IL 60561

To Whom It May Concern:

Darien Study Center, Inc., an Illinois not-for-profit corporation, hereby requests approval for a zoning variance for the property which it owns at 7800 Cass Ave. in Darien, in order to construct an outdoor patio for the care of elderly and infirm residents. (The deed for this property is in the name of Euclid Foundation, Inc. As evidenced by the enclosed articles of amendment filed with the Illinois Secretary of State, the Euclid Foundation, Inc. changed its name to Darien Study Center, Inc., in 2016.)

Darien Study Center, in collaboration with the Roman Catholic Prelature of Opus Dei, fosters the search for holiness in the middle of the world, by means of ordinary work and all the other circumstances of daily life. See www.opusdei.org. It provides courses, conferences and classes in Roman Catholic doctrine, philosophy and theology; spiritual, human and ethical formation; personal spiritual guidance; youth camps, and clubs, sports and cultural activities; care for elderly and incapacitated persons. To carry out these activities, it owns and operates the building at 7800 Cass Ave. in Darien, which includes a Catholic chapel used daily for holy Mass and other practices of Catholic piety and worship.

Opus Dei can be best understood as a family within the Catholic Church. We strive to give the Center the atmosphere of a welcoming family home. As in any family, its members grow old and infirm. As much as possible, we try to give them loving and competent care in the family rather than consigning them to an institution. The Darien Center is well-equipped to offer care and support to ensure their well-being, having an elevator and handicapped rooms, as well as a professional caregiver and a doctor (such as I am) on the resident staff. Currently there are 12 residents (3 priests and 9 laymen), 6 of them aged 74 to 91. Of these, one is wheelchair-bound, one requires a walker, and one has balance problems.

One thing lacking to the Center is pleasant outdoor space such as is typically available to a suburban family home. Most of the land not occupied by the building is a paved parking lot. The only green space directly accessible from the residence is the side yard to the north, measuring 25 x ~50 feet, bounded by our building on the south and a by a 6' fence along the north property line. Access to this is from a door in the living room, via a 2'x 6' concrete stoop with a step down. The yard is thus not easily accessible to the handicapped. Further, the yard is not very hospitable, as grass grows poorly despite our best efforts, due

to shade from trees we have planted therein. The ground is uneven and is frequently soft and muddy.

The health benefits, mental and physical, of being outdoors are numerous and well-documented in the medical literature. As little as 5 minutes outdoors relieves physiological and mental stress. A Google AI search, for example, of “health benefits of being outdoors” yields:

Spending time outdoors offers numerous benefits for both physical and mental health, including reduced stress, improved mood, better sleep, and a boost to the immune system. It can also help manage symptoms of mental health conditions like depression and anxiety. [Much documentation follows on Google.]

I therefore wish to encourage the handicapped persons under my care to spend time outdoors, which is simply not practicable unless we have easily accessible, pleasant outdoor space. This is our main motive in applying for a permit for a ground floor-level patio. Being outdoors is also good preventive medicine for the residents here who are not (yet) feeble, for the maintenance of physical, mental and emotional well-being—making Darien a nicer place for us to live.

Immediately north of our property line, there is a 40’ wide asphalt parking lot used by the residents of 2 apartment houses that adjoin our property. The point at which our proposed patio most closely approaches the property line is precisely where they park a dumpster. So it is not as though our neighbors gather to socialize near the patio, unless to talk trash. Seriously, we have absolutely no complaints against the neighbors, but does the Zoning Commission consider an asphalt parking lot more neighborly than a patio?

We request that you give favorable consideration to this application. In my view, a variance in this instance better meets the intent of the zoning ordinances – to make Darien a nice place to live – than does strict adherence to the code.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Frederick A. Smith". The signature is fluid and cursive, with a stylized "F" and "S".

Frederick A Smith MD
Vice President, Darien Study Center Inc.
Mobile: 773.251.4013
Email: fasmith3850@gmail.com

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
JULY 21, 2025

CASE

PZC2025-14

Variation
 7516 Cass Avenue

ISSUE STATEMENT

A petition from the City of Darien for a variation from Section 5A-8-3-8(A)(b) to allow the construction of EV Charging Stations within the corner side yard setback of the Brookhaven Plaza Shopping Center, located in the B-2 Community Shopping Center District at 7516 South Cass Avenue, Darien IL 60561 (PIN 09-28-402-024).

GENERAL INFORMATION

Petitioner/Owner:	City of Darien c/o Brookhaven Plaza LLC
Property Location:	7516 Cass Avenue
PIN Number:	09-28-402-024
Existing Zoning:	Community Shopping Center District (B-2)
Existing Land Use:	Commercial Shopping Center
Comprehensive Plan:	Commercial
Surrounding Zoning & Uses	
North:	Community Shopping Center District (B-2); Commercial
East:	Community Shopping Center District (B-2); Commercial
South:	Neighborhood Convenience Shopping District (B-1); Multi-Family Residence District (R-3); Office/Commercial
West:	Single Family Residence District (R-2); Single Family
Size of Property:	3.90 Acres
Floodplain:	N/A
Natural Features:	N/A
Transportation:	Multiple driveways provide access from Plainfield Road and Cass Avenue.

ATTACHMENTS

- 1) LOCATION MAP & AERIAL IMAGE
- 2) PLANS
- 3) JUSTIFICATION NARRATIVE

BACKGROUND/ANALYSIS

Brookhaven Plaza was originally constructed before between 1969 and 1972 in the early stages of the development of the City, and in later in 1982, was granted B-2 Zoning and a Special Use for a commercial Planned Unit Development to allow the expansion of the shopping center (O-28-82). Many zoning approvals have since been approved for various special uses, commercial improvement and remodels.

Brookhaven Plaza LLC recently applied for a building permit for the installation of two electric vehicle (EV) charging stalls within the required corner-side yard setback on Plainfield Road. Although the project initially received administrative approval, staff subsequently determined that a zoning variation is necessary to accommodate this improvement.

The City is proceeding with the variation application on behalf of the property owner. These EV Charging stations support the City's long-term objectives to enhance EV infrastructure and readiness going back to 2022 and reflects the existing development pattern within the shopping center, where drive aisles and parking areas encroach upon similar setback areas, specifically along Cass Avenue between Plainfield Road and 75th Street.

Variation: While the City's recently adopted EV Charging Station Standard do not contain siting or location restrictions for new EV Charging Stations, Section 5A-8-3-8(A)(b) states that "parking facilities within the front or corner side yard are not allowed within the first thirty feet (30') of the required front yard." In order to permit the chargers in the proposed location, a variation is required. Staff note that the existing parking facilities are setback approximately 14 feet from the property line currently, and numerous commercial developments near the Cass/75th/Plainfield intersections have zero setbacks or limited setbacks due to the unique shape and arrangement of property in the area.

Site Plan Review & Justification Narrative

City staff has reviewed the petitioner submitted documents and staff does not have any review comments on the site plan. Additionally, supporting justification has been provided by staff for the request.

PZC MEETING – JULY 17, 2025

This item is being presented to the Planning, Zoning and Economic Development Commission on July 17, 2025. Director Gombac will be presenting the Commission's recommendation to the Municipal Services Committee.

DECISION MODE

The Municipal Services Committee will consider this item at its meeting on July 21, 2025.

MEETING SCHEDULE

Municipal Services Committee
City Council

July 21, 2025
July 21, 2025

LANDSCAPE

DuPage Web Mapping Application - DuPage County, Illinois



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DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Wheaton, IL 60187

Phone: 1(630)407-5000
Email: gis@dupageco.org

DuPage Maps Portal :
<https://www.dupage.maps.arcgis.com/home>

This map is for assessment
purposes only.

DuPage County Web Site :
<https://www.dupagecounty.gov>





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- Subdivision Lot Lines
- Parcel Blocks
- Cadastral Real Estate

**BROOKHAVEN PLAZA S
ELECTRIC VEHICLE CHARGING STATION
7516 S CASS AVE, DARIEN, IL 60561**

ATTACHMENT 2 - PLANS

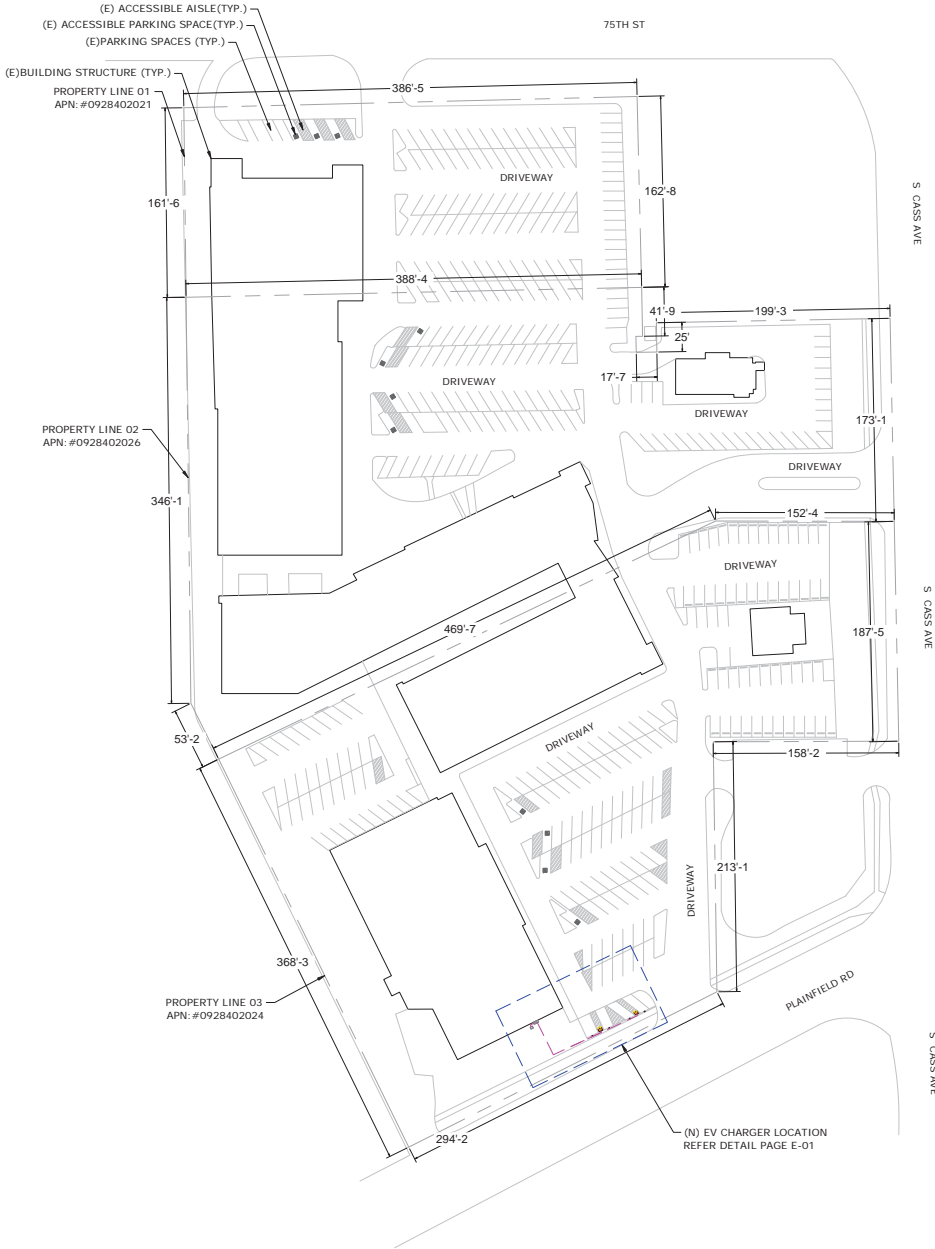


SHEET CATALOG		LOCATION MAP		LOCATION INFORMATION		SYSTEM INFORMATION																							
SHEET #	DESCRIPTION			<div><div>SITE COORDINATES : 41.749344, -87.974841</div><div>ADDRESS : 7516 S CASS AVE</div><div>CITY : DARIEN</div><div>STATE : IL</div><div>ZIP : 60561</div><div>PERMITTING AUTHORITY : IL-CITY OF DARIEN</div><div>UTILITY : -</div></div> <div>APPLICABLE CODES AND COMPLIANCE</div> <div>NFPA 70E - STANDARD FOR ELECTRICAL SAFETY IN THE WORKFORCE 2020 NATIONAL ELECTRICAL CODE 2021 INTERNATIONAL BUILDING CODE 2024 INTERNATIONAL FIRE CODE ADDITIONALLY, CONFORM TO ALL LOCAL ORDINANCES AND REQUIREMENTS</div> <div>NOTE: CONSTRUCTION COSTS OF \$ 243,173 FOR THE 2 CHARGER.</div>		<div>(2) BLINKCHARGING TP5-180-480 DUAL PORT EV CHARGING STATIONS</div> <div>WIND SPEED 107MPH</div> <div>SNOW LOAD 25PSF</div> <div>EXPOSURE CAT C</div> <div>AHJ IL-CITY OF DARIEN</div> <div>UTILITY -</div> <div>MIN. TEMP. -23.5°C</div> <div>MAX. TEMP. 32.4°C</div>																							
G-01	COVER SHEET																												
G-02	GENERAL NOTES																												
A-01	SITE PLAN																												
E-01	ENLARGED EVCS SITE PLAN																												
E-02	MOUNTING DETAILS																												
E-03	ELECTRICAL DIAGRAM AND CALCULATION																												
E-03.1	LOAD SCHEDULE AND CALCULATION	<div>GENERAL NOTES</div> <div>1. THESE NOTES SET MINIMUM STANDARDS FOR CONSTRUCTION. THE DRAWINGS GOVERN OVER THESE NOTES TO THE EXTENT SHOWN.</div> <div>2. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING: LOCAL BUILDING CODE, LOCAL ELECTRICAL CODE, ANY OTHER REGULATING AGENCIES THAT HAVE AUTHORITY OVER ANY PORTION OF THE WORK AND THOSE CODES AND STANDARDS LISTED IN THESE DRAWINGS AND IN THE AGREEMENT.</div> <div>3. ALL MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE NEC.</div> <div>4. ALL ELECTRICAL WORK AND INSTALLATION TO BE COMPLETED BY A QUALIFIED PERSONNEL, ADJUSTED, ALIGNED AND TESTED BY THE CONTRACTOR AS REQUIRED TO PRODUCE THE INTENDED PERFORMANCE.</div> <div>5. BEFORE THE COMMENCEMENT OF ANY WORK, EACH TRADE SHALL VERIFY EXISTING CONDITIONS OF ANY DISCREPANCIES TO THAT WHICH IS SHOWN IN THESE DRAWINGS, INCLUDING BUT NOT LIMITED TO DIMENSIONS OF THE WORK AREA, STRUCTURE, EXISTING ELECTRICAL SERVICE, CONDUITS PATHS, OBSTRUCTIONS, ACCESSIBILITY ISSUES, AND WORKING CLEARANCES.</div> <div>6. UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT ARE NEW.</div> <div>7. ALL EQUIPMENT SHALL BE MOUNTED AS SHOWN. WHERE DETAILS ARE NOT PROVIDED, THE SUBCONTRACTOR SHALL USE DILIGENT EFFORTS TO MOUNT EQUIPMENT SUCH THAT IT WILL BE CLEAN, LEVEL AND SOLID.</div> <div>8. ALL SURFACES SHALL BE PATCHED AND PAINTED AROUND NEW DEVICES AND EQUIPMENT TO MATCH EXISTING FINISHES.</div> <div>9. UPON COMPLETION OF WORK, THE CONTRACTORS SHALL THOROUGHLY CLEAN ALL EXPOSED EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REMOVE ALL LABELS AND ANY DEBRIS, CRATING OR CARTONS AND LEAVE THE INSTALLATION FINISHED AND READY FOR OPERATION.</div> <div>10. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ITEMS WITH THE OWNER OR GENERAL CONTRACTOR FURNISHED EQUIPMENT DELIVERY SCHEDULE TO PREVENT UNNECESSARY DELAYS IN THE TOTAL WORK.</div>		<div>ENGINEERING SCOPE OF WORK</div> <div>1. ILLUMINE INTERNATIONAL INC. HAS ONLY PROVIDED DRAFTING SERVICES FOR THE PERMIT DRAWINGS. NO ACTUAL ENGINEERING WORK, ENGINEERING REVIEW OR ENGINEERING APPROVAL HAS BEEN CONDUCTED BY ILLUMINE INTERNATIONAL INC UNLESS NOTED OTHERWISE.</div> <div>2. WHEN A PROFESSIONAL ENGINEER APPROVES AND SEALS THE DESIGN FOR COMPONENTS OF THEIR RESPECTIVE DISCIPLINE (STRUCTURAL/ELECTRICAL) SHOWN ON THESE PERMIT DRAWINGS, HE/SHE:<div>a. TAKES FULL DIRECT CONTROL OF THE ENGINEERED DESIGN.</div><div>b. IS GIVEN ACCESS TO PERSONALLY SUPERVISE AND RECTIFY ANY ASPECT OF THE ENGINEERED DESIGN.</div><div>c. HAS FULLY ACCEPTED RESPONSIBILITY FOR THE ENGINEERED DESIGN.</div></div>																									
SS-01	SPEC SHEETS																												
		<div>PROJECT SCOPE OF WORK</div> <div>EVCS MFG. & MODEL (2) BLINKCHARGING TP5-180-480</div> <div>EVCS MOUNTING PAD MOUNT</div> <div>ELECTRICAL SERVICE NEW</div> <div>PEDESTAL QTY. -</div> <div>BOLLARD QTY 4</div> <div>WHEELSTOP QTY -</div> <div>SIGNAGE QTY -</div> <div>NO OF ACCESSIBLE EVCS -</div> <div>ASCE ASCE/SEI 7-10</div> <div>WIND SPEED 107MPH</div> <div>SNOW LOAD 25PSF</div> <div>WIND EXPOSURE CAT. C</div> <div>RISK CATEGORY II</div>		<div>EVCS PROJECT:HCS-DG-2024-630</div> <div>BROOKHAVEN PLAZA S</div> <div>7516 S CASS AVE, DARIEN, IL 60561</div> <div>41.749344, -87.974841</div> <div>APN #0928402024</div> <div>REVISION HISTORY</div> <table><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>A</td><td>12.20.2024</td><td>EVCS PERMIT PLAN</td></tr><tr><td>B</td><td>05.20.2025</td><td>AHJ REJECTION</td></tr><tr><td>C</td><td>07.09.2025</td><td>LAYOUT UPDATE</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table> <div>ILLUMINE I</div> <div>ILLUMINE INTERNATIONAL INC. 1320 ARROW POINT DR, STE 501, #163 CEDAR PARK, TX 78613</div> <div>THIS DRAWING IS THE PROPERTY OF ILLUMINE INTERNATIONAL INC. THE INFORMATION CONTAINED IN THIS DRAWING SHALL NOT BE DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF ILLUMINE INTERNATIONAL INC.</div> <div>PAPER SIZE: 24" X 36"</div> <div>COVER SHEET</div> <div>DESIGNED BY/CHECKED BY: CHEZHIYAN R/MANOJ M</div> <div>SCALE: AS NOTED REV: C</div> <div>DATE: 07/09/2025 G-01</div>		REV	DATE	DESCRIPTION	A	12.20.2024	EVCS PERMIT PLAN	B	05.20.2025	AHJ REJECTION	C	07.09.2025	LAYOUT UPDATE												
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<div>GENERAL NOTES:</div> <div><div><div>1. ALL OUTDOOR EQUIPMENT SHALL BE NEMA 3R RATED, INCLUDING ALL ROOF MOUNTED TRANSITION BOXES AND SWITCHES.</div><div>2. ALL EQUIPMENT SHALL BE PROPERLY GROUNDED AND BONDED IN ACCORDANCE WITH NEC ARTICLE 250.</div><div>3. EQUIPMENT DISCONNECTING MEANS SHALL HAVE RATINGS SUFFICIENT FOR THE MAXIMUM CIRCUIT CURRENT, VOLTAGE, AND AVAILABLE FAULT CURRENT. THE DISCONNECTING MEANS SHALL SIMULTANEOUSLY DISCONNECT ALL CURRENT-CARRYING CONDUCTORS THAT ARE NOT SOLIDLY GROUNDED WHICH IT IS CONNECTED TO AND SHALL BE OPERABLE WITHOUT EXPOSING THE OPERATOR TO ANY ENERGIZED PARTS OF THE DISCONNECT. [NEC 690.15(C)]</div><div>4. ALL CONDUCTORS EXPOSED TO WEATHER SHALL BE LISTED AND IDENTIFIED FOR USE IN DIRECT SUNLIGHT. [NEC 310.10(D)]</div><div>5. ALL GROUNDED CONDUCTORS SHALL BE PROPERLY COLOR IDENTIFIED AS WHITE OR GRAY. [NEC 200.6]</div><div>6. EACH SOURCE CONNECTION SHALL BE MADE AT A DEDICATED CIRCUIT BREAKER OR FUSIBLE DISCONNECTING MEANS.</div><div>7. FLEXIBLE, FINE-STRANDED CABLES SHALL BE TERMINATED ONLY WITH TERMINALS, LUGS, DEVICES OR CONNECTOR IN ACCORDANCE WITH NEC 110.14. [NEC 690.31(C)(5)]</div><div>8. CONNECTORS SHALL BE OF LATCHED OR LOCKING TYPE. CONNECTORS THAT ARE READILY ACCESSIBLE AND OPERATING AT OVER 30 VOLTS DC OR 15 VOLTS AC SHALL REQUIRE TOOL TO OPEN AND MARKED "DO NOT DISCONNECT UNDER LOAD" OR "NOT FOR CURRENT INTERRUPTING". [NEC 690.33(C) & (D)]</div><div>9. GROUNDING ELECTRODE CONDUCTOR WILL BE CONTINUOUS. [NEC 250.64(C)]</div><div>10. EQUIPMENT PROPOSED TO BE MOUNTED ON EXTERIOR WALLS ARE TO MAINTAIN CLEARANCE TO OPERABLE WINDOWS PER MANUFACTURERS RECOMMENDATION AND CODE.</div></div><div>EQUIPMENT:</div><div><div><div>1. EQUIPMENT COMPONENTS SHALL BE LISTED AND LABELED BY A NATIONALLY-RECOGNIZED TESTING LABORATORY(NRTL), SUCH AS UL OR ETC, WHERE SUCH LISTING IS AVAILABLE FOR THE APPLICATION.</div><div>2. DANGER, WARNING, AND CAUTION LABELS SHALL BE PROVIDED AS REQUIRED BY NESC, OR OSHA STANDARDS ON EQUIPMENT ENCLOSURES, DOORS, ACCESS PLATES, AND BARRIERS. LABEL ALL MEDIUM VOLTAGE EQUIPMENT WITH THE OPERATING VOLTAGE.</div><div>3. ALL OPENINGS INTO EQUIPMENT SHALL BE SEALED WITH GALVANIZED STEEL PLATE OR SCREEN TO PREVENT INSECTS AND RODENTS FROM ENTERING.</div><div>4. ALL CONDUCTORS SHALL BE ROUTED TO MAINTAIN ACCESS TO INDICATORS, VALVES, SAMPLE PORTS, SWITCHES, TAP CHANGES, FUSE WELLS, AND OTHER COMPONENTS AND ACCESSORIES REQUIRING OPERATOR ACCESS.</div><div>5. INSTALL BOLLARDS AS REQUIRED.</div></div><div>WIRING AND WIRING METHODS:</div><div><div><div>1. ALL EXPOSED CABLES, SUCH AS MODULE LEADS, SHALL BE SECURED IN A NEAT WORKMANLIKE MANNER TO PREVENT CHAFFING, SWINGING, AND EXCEEDING MINIMUM BEND RADIUS WITH PROPER MECHANICAL SUNLIGHT-RESISTANT MEANS AND ROUTED TO AVOID DIRECT EXPOSURE TO SUNLIGHT AT ALL TIMES.</div><div>2. ALL FIELD WIRING THAT IS NOT COLOR-CODED SHALL BE TAGGED AT BOTH ENDS WITH PERMANENT WIRE MARKERS TO IDENTIFY POLARITY AND GROUND.</div><div>3. FLEXIBLE METAL CONDUIT IS SUITABLE FOR INSTALLATION IN DRY LOCATIONS: SHOULD IT BE EMPLOYED, SUPPORTS WILL BE NO MORE THAN 12 INCHES FROM BOXES (JUNCTION BOX, CABINETS, OR CONDUIT FITTING) AND NO MORE THAN 48 INCHS APART.</div><div>4. LIQUID-TIGHT FLEXIBLE METAL AND NON-METALLIC CONDUIT IS SUITABLE FOR INSTALLATION IN WET AND DRY LOCATIONS, SHOULD IT BE EMPLOYED, SUPPORTS WILL BE NO MORE THAN 12 INCHES FROM BOXES (JUNCTION BOX, CABINETS, OR CONDUIT FITTING) AND NO MORE THAN 36 INCHES APART.</div><div>5. PVC CONDUIT AND FITTINGS SHALL NOT BE USED ON EXPOSED TO DIRECT SUNLIGHT. WHEN USED IN ACCEPTABLE LOCATION CONDUIT SHALL BE SCHEDULE 80 UV RESISTANT UNLESS NOTED OTHERWISE.</div><div>6. FUSED AND WIRED SUBJECT TO TEMPERATURE CONDITIONS GREATER THAN 100°F OR TRANSFORMER INRUSH CURRENT SHALL BE SIZED ACCORDINGLY.</div><div>7. ALL TERMINATIONS SHALL HAVE ANTI-OXIDANT COMPOUND AND BE TORQUED PER DEVICE LISTED OR MANUFACTURER'S RECOMMENDATION.</div><div>8. SPLIT BOLTS/SPliced/CONNECTORS ARE PERMITTED ON THE AC CONDUCTORS AND SHALL BE INSULATED WITH APPROVED MEANS. SPLICES ON THE DC CONDUCTORS ARE NOT PERMITTED IN ANY LOCATION.</div><div>9. NO PVC CONDUIT ALLOWED ON ROOF, UNLESS OPEN-ENDED WIRE MANAGEMENT < 10'.</div></div><div>GROUNDING:</div><div><div><div>1. EQUIPMENT GROUNDING CONDUCTORS MAY BE COPPER OR ALUMINUM.</div><div>2. PARTS OF THE ELECTRICAL INSTALLATION TO BE GROUNDED AND BONDED SHALL INCLUDE, BUT NOT BE LIMITED TO, ELECTRICAL EQUIPMENT, RACEWAYS, BOXES, CABINETS, AND OTHER NON-CURRENT CARRYING METAL PARTS OF THE WIRING SYSTEM, METAL CONDUIT, SWITCHGEAR, HOUSING AND NEUTRALS OF TRANSFORMERS, LIGHTING FIXTURES, AND PANEL DEVICES AS APPLICABLE TO EQUIPMENT INSTALLED ON THIS PROJECT.</div><div>3. RACKING COMPONENTS AND STRUCTURAL SUPPORTS MUST BE ELECTRICALLY BONDED TOGETHER BY AN ACCEPTABLE MEANS.</div></div><div>CONTRACTOR PROCEDURAL NOTES:</div><div><div><div>1. THE CONTRACTOR IS RESPONSIBLE FOR THOROUGHLY INSPECTING THE SITE AND BECOMING FAMILIAR WITH ALL ASPECTS OF EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THAT THE DRAWINGS AND SPECIFICATIONS ACCURATELY DEPICT AND ACCOUNT FOR THE EXISTING CONDITIONS. ANY LACK OF DETAIL REGARDING EXISTING CONDITIONS IN THE DRAWINGS OR SPECIFICATIONS DOES NOT RELIEVE THE CONTRACTOR FROM PROVIDING ANY MATERIALS OR PERFORMING ANY WORK REQUIRED BY THE DESIGN DOCUMENTATION.</div><div>2. THE CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS PRIOR TO STARTING CONSTRUCTION.</div><div>3. ANY DEFICIENCIES, ERRORS, INCONSISTENCIES, OR CONFLICTS BETWEEN OBSERVED FIELD CONDITIONS AND THOSE DEPICTED IN THE DESIGN DRAWINGS SHOULD BE NOTED. CONTRACTOR SHALL CONFIRM ALL DIMENSIONS WITH FIELD MEASUREMENTS PRIOR TO STARTING WORK AND REPORT ANY DISCREPANCIES TO ENGINEER OF RECORD.</div><div>4. THE CONTRACTOR SHALL REVIEW ALL CIVIL, ARCHITECTURAL, AND MECHANICAL DRAWINGS AND COORDINATE THE ELECTRICAL WORK WITH THE OTHER TRADES. IF CONFLICTS, DISCREPANCIES, OR DEFICIENCIES ARE FOUND WHICH REQUIRE REVISIONS TO THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, BEFORE PROCEEDING WITH THE INSTALLATION, CONTRACTOR MUST OBTAIN WRITTEN DIRECTION ON ANY REQUIRED MODIFICATIONS TO THE DESIGN.</div><div>5. THE CONTRACTOR SHALL INSTALL SYSTEM INTERCONNECTION AS REQUIRED BY UTILITY INTERCONNECTION STANDARDS.</div><div>6. ANY CHANGES TO OR DEVIATIONS FROM THE DESIGN MADE PRIOR TO THE RECEIPT OF WRITTEN APPROVAL BY THE ENGINEER OF RECORD ARE DONE AT THE CONTRACTOR'S SOLE RISK. THE CONTRACTOR SHALL SUBMIT WRITTEN REQUESTS FOR INFORMATION (RFI) FOR ANY DISCREPANCIES OR PROPOSED CHANGES. RFIs WILL INCLUDE DETAILED SUBMITTAL FOR REVIEW AND APPROVAL BY THE ENGINEER OF RECORD.</div><div>7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RECEIVE, STORE, AND SECURE ALL EQUIPMENT PRIOR TO AND DURING INSTALLATION.</div></div></div></div></div></div></div>	<div>ELECTRICAL ABBREVIATION:</div> <div><div><div>ACP</div><div>A, AMP</div><div>AF</div><div>AIC</div><div>APPROX</div><div>AL</div><div>AWG</div><div>BLDG</div><div>CB</div><div>CONC</div><div>Cu</div><div>CT</div><div>DIA</div><div>DISC</div><div>(E)</div><div>EC</div><div>EMT</div><div>EM</div><div>ENC</div><div>EV</div><div>EVCS</div><div>FMC</div><div>G, GND</div><div>GA</div><div>GFCI</div><div>IN</div><div>J, JB</div><div>KCMIL</div><div>KV</div><div>KVA</div><div>KW</div><div>MAX</div><div>MCB</div><div>MDP</div><div>MSP</div><div>MFR</div><div>MH</div><div>MIN</div><div>MLO</div><div>N, NEUT</div><div>(N)</div><div>NEC</div><div>NEMA</div><div>NTS</div><div>OCPD</div><div>OH</div><div>P</div><div>PT</div><div>PVC</div><div>RMC</div><div>SCH</div><div>SP</div><div>TX, XFMR</div><div>TB</div><div>TBD</div><div>TYP</div><div>UG</div><div>UON</div></div><div><div>ACCUMULATION PANEL</div><div>AMPERE</div><div>AMP FRAME</div><div>AMPERE INTERRUPTING CAPACITY</div><div>APPROXIMATE(LY)</div><div>ALUMINUM</div><div>AMERICAN WIRE GAUGE</div><div>BUILDING</div><div>CIRCUIT BREAKER</div><div>CONCRETE</div><div>COPPER</div><div>CURRENT TRANSFORMER</div><div>DIAMETER</div><div>DISCONNECT</div><div>EXISTING</div><div>ELECTRICAL CONTRACTOR</div><div>ELECTRICAL METALLIC TUBING</div><div>EMERGENCY</div><div>ENCLOSURE, ENCLOSED</div><div>ELECTRIC VEHICLE</div><div>ELECTRIC VEHICLE CHARGING STATION</div><div>FLEXIBLE METAL CONDUIT</div><div>GROUND OR GROUNDING</div><div>GALVANIZED</div><div>GROUND FAULT CIRCUIT INTERRUPTER</div><div>INCHES</div><div>JUNCTION BOX</div><div>THOUSAND CIRCULAR MILS</div><div>KILOVOLT</div><div>KILOVOLT - AMPERE</div><div>KILOWATT</div><div>MAXIMUM</div><div>MAIN CIRCUIT BREAKER</div><div>MAIN DISTRIBUTION PANEL</div><div>MAIN SERVICE PANEL</div><div>MANUFACTURER</div><div>MANHOLE</div><div>MINIMUM</div><div>MAIN LUGS ONLY</div><div>NEUTRAL</div><div>NEW</div><div>NATIONAL ELECTRICAL CODE</div><div>NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION</div><div>NOT TO SCALE</div><div>OVERCURRENT PROTECTIVE DEVICE</div><div>OVERHEAD</div><div>POLE</div><div>POTENTIAL TRANSFORMER</div><div>POLYVINYL CHLORIDE</div><div>RIGID METAL CONDUIT</div><div>SCHEDULE</div><div>SPARE</div><div>TRANSFORMER</div><div>TERMINAL BLOCK</div><div>TO BE DETERMINED</div><div>TYPICAL</div><div>UNDERGROUND</div><div>UNLESS OTHERWISE NOTED</div></div></div> <div>LEGEND:</div> <div><div><div><div>XX</div><div>EQUIPMENT</div></div><div><div>—</div><div>DRIVE WAY</div></div><div><div>—</div><div>WHEEL STOPS</div></div></div><div><div><div> </div><div>OBSTRUCTION</div></div><div><div>—</div><div>SETBACK</div></div><div><div>----</div><div>PROPERTY LINE</div></div></div><div><div><div><div>2</div><div>3</div></div><div>TRANSFORMER</div></div><div><div>—</div><div>CONDUIT RUN (ABOVE GROUND)</div></div><div><div>●</div><div>PEDESTAL</div></div></div><div><div><div>⊙</div><div>METER</div></div><div><div>----</div><div>CONDUIT RUN (UNDERGROUND)</div></div><div><div>■</div><div>LEVEL 2 EV CHARGER</div></div></div><div><div><div><div>↗</div><div>SWITCH</div></div><div><div>— —</div><div>CIRCUIT BREAKER</div></div><div><div>■</div><div>LEVEL 3 EV CHARGER</div></div></div><div><div><div>●</div><div>SAFETY BOLLARD</div></div><div><div>— —</div><div>SIGNAGE (LOCATION)</div></div><div><div>— —</div><div>FUSE</div></div></div></div></div>	<div><div><div><div><div><div>HEARTLAND</div><div>CHARGING SERVICES</div></div><div><div>Heartland Charging Services</div><div>Cory Miller, Territory Manager</div><div>419-835-4140</div><div>cmliller@heartlandcharging.com</div></div></div></div></div><div>SYSTEM INFORMATION</div><div>(2) BLINKCHARGING TPS-180-480</div><div>DUAL PORT EV CHARGING STATIONS</div><div><div>WIND SPEED</div><div>107MPH</div></div><div><div>SNOW LOAD</div><div>25PSF</div></div><div><div>EXPOSURE CAT</div><div>C</div></div><div><div>AHJ</div><div>IL-CITY OF DARIEN</div></div><div><div>UTILITY</div><div>-</div></div><div><div>MIN. 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SITE PLAN:

SCALE: 1"=50'-0"



HEARTLAND
CHARGING SERVICES

Heartland Charging Services
Cory Miller, Territory Manager
419-835-4140
cmiller@heartlandchargingservices.com

SYSTEM INFORMATION	
(2) BLINKCHARGING TPS-180-480 DUAL PORT EV CHARGING STATIONS	
WIND SPEED	107MPH
SNOW LOAD	25PSF
EXPOSURE CAT	C
AHJ	IL-CITY OF DARIEN
UTILITY	-
MIN. TEMP.	-23.5°C
MAX. TEMP.	32.4°C

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REVISION HISTORY		
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B	05.20.2025	AHJ REJECTOR
C	07.09.2025	LAYOUT UPDATE

ILLUMINE INTERNATIONAL INC.
1320 ARROW POINT DR, STE 501, #163
CLEAR PARK, TX 78013

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PAPER SIZE: 24" X 36"

SITE PLAN

DESIGNED BY/CHECKED BY: CHEZHIYAN R/MANOJ M	
SCALE: AS NOTED	REV: C
DATE: 07/09/2025	A-01

ILLUMINE i Inc. 2-D: 03/01/2024

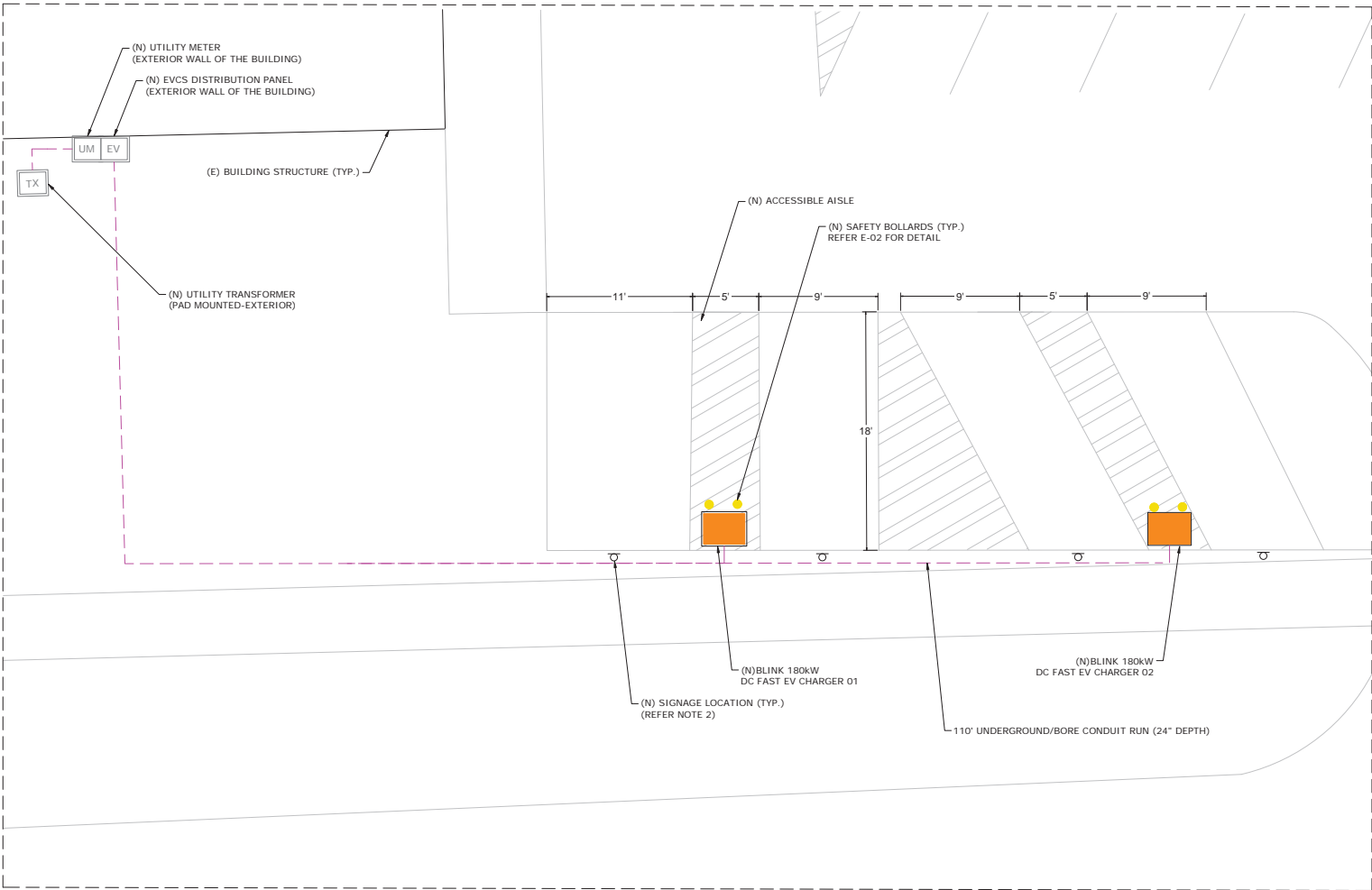
NOTE:
1. SCOPE OF WORK SHALL COMPLY WITH THE 2020 NEC
ART. 625 – ELECTRIC VEHICLE POWER TRANSFER SYSTEM.

NOTE 2:
PARKING SIGN:



NOTE 3:
EXCEPTION: EVCS NOT AVAILABLE TO THE GENERAL PUBLIC
AND INTENDED FOR USE BY A DESIGNATED VEHICLE OR
DRIVER SHALL NOT BE REQUIRED TO COMPLY WITH SECTION
11B-228.3.2 EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO,
EVCS SERVING PUBLIC OR PRIVATE FLEET VEHICLES AND
EVCS ASSIGNED TO AN EMPLOYEE.

ENLARGED EVCS SITE PLAN:



SCALE: 1/4" = 1'-0"



HEARTLANDCHARGING SERVICES

Heartland Charging Services
Cory Miller, Territory Manager
419-835-4140
cmiller@heartlandchargingservices.com

SYSTEM INFORMATION	
(2) BLINKCHARGING TP5-180-480 DUAL PORT EV CHARGING STATIONS	
WIND SPEED	107MPH
SNOW LOAD	25PSF
EXPOSURE CAT	C
AHJ	IL-CITY OF DARIEN
UTILITY	-
MIN. TEMP.	-23.5°C
MAX. TEMP.	32.4°C

EVCS PROJECT:HCS-DG-2024-630
BROOKHAVEN PLAZA S
7516 S CASS AVE, DARIEN, IL 60561
41.749344, -87.974841
APN #0928402024

REVISION HISTORY		
REV	DATE	DESCRIPTION
A	12.30.2024	EVCS PERMIT PLAN
B	05.20.2025	AHJ RECTOR
C	07.09.2025	LAYOUT UPDATE

ILLUMINE I

ILLUMINE INTERNATIONAL INC.
1320 ARROW POINT DR, STE 501, #163
CEDAR PARK, TX 78613

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PAPER SIZE: 24" X 36"

ENLARGED EVCS SITE PLAN

DESIGNED BY/CHECKED BY: CHEZHILYAN R/MANOJ M	
SCALE: AS NOTED	REV: C
DATE: 07/09/2025	E-01

illumine i inc. 2.0 03/01/2024

Technical drawing of the CCS charging station showing dimensions and components:

- Top width: 3'-3"
- Top mounting bracket width: 3"
- Overall height: 6'-3"
- Height from top mounting bracket to the bottom of the charging ports: 5'-7"
- Height of the charging port assembly: 2'
- Components labeled:
 - DISPLAY
 - CHAdemo CHARGING PLUG AND CABLE
 - CCS CHARGING PLUG AND CABLE

SCALE: 1-1/2" = 1'-0"

NOTE: APPLICABLE IF BOLLARD IS PRESENT

2'

10'

2-3/4'

2'

10'

1-1/2'

4-1/2'

3/4" ϕ (TYP.)

10" X 10" X 1/2" BASE PLATE PER MANUFACTURER

3'

SAFETY BOLLARD

(4) 4-5/8" ϕ X 4-1/2" FLOOR ANCHORS

1/8"

10'

2'

8'

CONCRETE PAD

SCALE: 1-1/2" = 1'-0"

NOTE: APPLICABLE IF WHEEL STOP IS PRESENT

The drawing consists of two views of a wheel stop:

- Perspective View (Top):** Shows a rectangular wheel stop with a length of 5' and a width of 6". It features two 1" holes on the top surface. The front face is 6" wide and 9" high. The side face is 6" wide and 9" high. The top surface is 5' long and 6" wide. The bottom surface is 5' long and 6" wide. The front face has a 3" wide section on the left and a 2" wide section on the right. The side face has a 3" wide section on the left and a 2" wide section on the right.
- SECTION VIEW (Bottom):** A cross-section of the wheel stop. It shows a central vertical hole with a diameter of 1" and a depth of 1/2". The hole is filled with mortar. The hole is 5" wide at the base. The total width of the wheel stop is 9". The total height is 5". The front face is 6" wide and 9" high. The side face is 6" wide and 9" high. The front face has a 3" wide section on the left and a 2" wide section on the right. The side face has a 3" wide section on the left and a 2" wide section on the right. The front face has a 3" wide section on the left and a 2" wide section on the right. The side face has a 3" wide section on the left and a 2" wide section on the right. The front face has a 3" wide section on the left and a 2" wide section on the right. The side face has a 3" wide section on the left and a 2" wide section on the right.

SCALE: 1" = 1'-0"

SCALE: 3" = 1'-0"

NOTE: APPLICABLE IF ADA IS PRESENT

SIDE VIEW :

A side-view diagram showing a person in a wheelchair reaching for a control panel. The person is seated, and their arm is extended upwards to touch the panel. The control panel is a vertical rectangular unit with a hatched pattern. Dimension lines indicate a total height of 4' from the floor to the top of the panel and a reach height of 1'-3" from the floor to the point of contact. The wheelchair is shown in profile, with the person's feet on the pedals.

NOTE: THE HIGH FORWARD REACH SHALL BE 48 INCHES (1219.2 MM) MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES (381 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND. THE CONTRACTOR NEED TO PROVIDE DURING THE INSTALLATION

FRONT VIEW :

A front-view diagram showing a person in a wheelchair reaching for a control panel. The person is seated, and their arm is extended forward to touch the panel. The control panel is a vertical rectangular unit with a hatched pattern. Dimension lines indicate a total height of 4' from the floor to the top of the panel and a reach height of 1'-3" from the floor to the point of contact. The wheelchair is shown from the front, with the person's feet on the pedals.

SCALE: 3/4" = 1'-0"



SYSTEM INFORMATION

(2) BLINKCHARGING TP5-180-480	
DUAL PORT EV CHARGING STATIONS	
WIND SPEED	107MPH
SNOW LOAD	25PSF
EXPOSURE CAT	C
AHJ	IL-CITY OF DARIEN
UTILITY	-
MIN. TEMP.	-23.5°C
MAX. TEMP.	32.4°C

EVCS PROJECT:HCS-DG-2024-630

BROOKHAVEN PLAZA S

7516 S CASS AVE, DARIEN, IL 60561

41.749344, -87.974841

APN #0928402024

REVISION HISTORY		
REV	DATE	DESCRIPTION
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B	05.20.2025	AHJ REJECTION
C	07.09.2025	LAYOUT UPDATE



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CEDAR PARK, TX 78613

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PAPER SIZE: 24" X 36"

MOUNTING DETAILS

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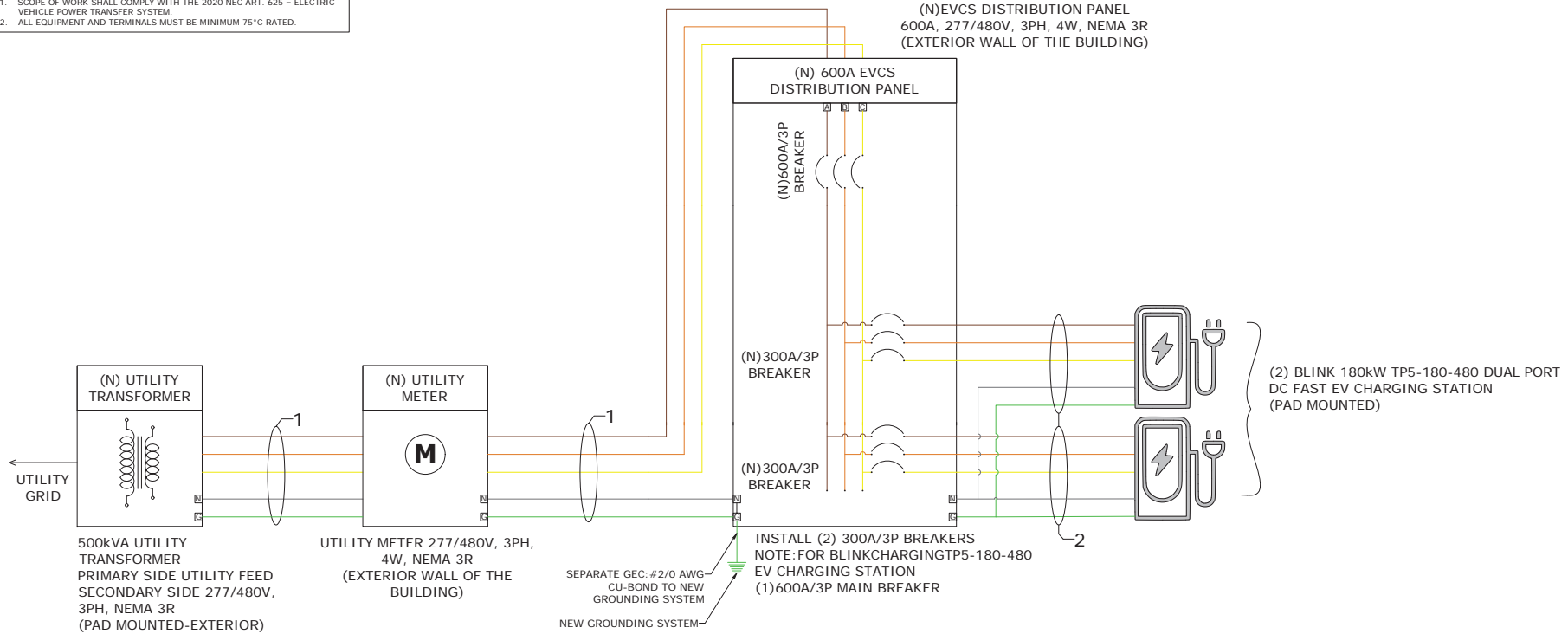
DESIGNED BY/CHECKED BY:

CHEZHIYAN R/MANOJ M	
DATE	

SCALE: AS NOTED	REV: C

ELECTRICAL DIAGRAM AND CALCULATION:

- NOTE:
- SCOPE OF WORK SHALL COMPLY WITH THE 2020 NEC ART. 625 - ELECTRIC VEHICLE POWER TRANSFER SYSTEM.
 - ALL EQUIPMENT AND TERMINALS MUST BE MINIMUM 75°C RATED.



OCPD CALCULATIONS:

OCPD FOR EVCS PANEL

=MAX EV CHARGER INPUT CURRENT x NO. OF CHARGERS x EV CHARGER VOLTAGE x EV CHARGER PHASE FACTOR / (EVCS PANEL VOLTAGE X PHASE FACTOR) x 1.25 [PER 625.41]
=240A x 2 x 480V x 1.732 / (480V x 1.732) x 1.25 = 600A = 600A BREAKER

OCPD FOR EV CHARGER

=(MAX EV CHARGER INPUT CURRENT x 1.25) [PER 625.41]
=240A x 1.25 = 300A = 300A BREAKER

ELECTRICAL CALCULATIONS:

WIRE SIZING (TAG 1):

NO OF PARALLEL FEEDERS: 2
MAX AC OUTPUT CURRENT =600A/2 = 300A
ADJUSTED CONDUCTOR AMPACITY = (HIGH TEMP) [PER TABLE 310.15(B)(1)] X (CONDUIT FILL) [PER TABLE 310.15(C)(1)]X(CONDUCTOR AMPACITY) [PER TABLE 310.16]= 0.96 X 1 X 350A = 336.00A
TERMINAL RATING, [PER 110.14(C)] - 350 KCMIL, 75°C RATED = 310A
310A ≥ 300A, SO THE CONDUCTOR AMPACITY GOVERNS THE CONDUCTOR SIZING
ALSO, 336.00A ≥ 200A, AND 350 KCMIL IS SUFFICIENT

WIRE SIZING (TAG 2):

MAX AC INPUT CURRENT = (MAX INPUT) X (CONTINUOUS LOAD) =(240A X 1.25) =300A
ADJUSTED CONDUCTOR AMPACITY = (HIGH TEMP) [PER TABLE 310.15(B)(1)] X (CONDUIT FILL) [PER TABLE 310.15(C)(1)]X(CONDUCTOR AMPACITY) [PER TABLE 310.16]= 0.96 X 1 X 350A = 336.00A
TERMINAL RATING, [PER 110.14(C)] - 350 KCMIL, 75°C RATED = 310A
310A ≥ 300A, SO THE CONDUCTOR AMPACITY GOVERNS THE CONDUCTOR SIZING
ALSO, 336.00A ≥ 300A, AND 350 KCMIL IS SUFFICIENT

CONDUIT SCHEDULE

TAG ID	CONDUIT SIZE	PARALLEL FEEDERS	CONDUCTOR	NEUTRAL	GROUND
1	3" PVC	2	(3) 350 KCMIL THHN/THWN-2(CU)	(1) 350 KCMIL THHN/THWN-2(CU)	(1) 1 AWG THHN/THWN-2(CU)
2	3" PVC	1	(3) 350 KCMIL THHN/THWN-2(CU)	(1) 350 KCMIL THHN/THWN-2(CU)	(1) 4 AWG THHN/THWN-2(CU)



SYSTEM INFORMATION

(2) BLINKCHARGING TP5-180-480 DUAL PORT EV CHARGING STATIONS	
WIND SPEED	107MPH
SNOW LOAD	25PSF
EXPOSURE CAT	C
AHJ	IL-CITY OF DARIEN
UTILITY	-
MIN. TEMP.	-23.5°C
MAX. TEMP.	32.4°C

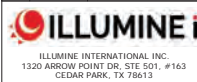
EVCS PROJECT:HCS-DG-2024-630

BROOKHAVEN PLAZA S
7516 S CASS AVE, DARIEN, IL 60561

41.749344, -87.974841

APN #0928402024

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ILLUMINE INTERNATIONAL INC.
1320 ARROW POINT DR, STE 501, #163
CLEAR PARK, TX 78013

PAPER SIZE: 24" X 36"

ELECTRICAL DIAGRAM AND CALCULATION

DESIGNED BY/CHECKED BY:
CHEZHIYAN R/MANOJ M

SCALE: AS NOTED REV: C
DATE: 07/09/2025 E-03

illumine i Inc. 2-D: 03/01/2024

LOAD SCHEDULE AND CALCULATION:

(N) 600A EVCS DISTRIBUTION PANEL - 277/480V - 3PH 4W - NEMA 3R														
Circuit	Name	OCPD Rating	Poles	Connected Load	A	B	C	Connected Load	Poles	OCPD Rating	Name	Circuit		
1	LEVEL 3 CHARGER 01	300A	3	66,508	133,016			66,508	3	300A	LEVEL 3 CHARGER 02	2		
3				66,508		133,016		66,508				4		
5				66,508			133,016	66,508				6		
				Connected load (VA)	133,016	133,016	133,016					Total Demand (VA):	498,810	
				Demand Load (VA)	166,270	166,270	166,270					Total Demand (A):	600	
				Line Current (Amps)	600	600	600							

VOLTAGE DROP CALCULATION:

AC VOLTAGE DROP CALCULATION											
SOURCE	TERMINATION	TAG	CURRENT	VOLTAGE	#SET OF PARALLEL CONDUCTOR	CONDUCTOR	CONDUCTOR MATERIAL	RESISTEN CE AT 75 DEG C	RESISTENCE AT 2%DB	MAX CONDUTOR LENGTH(ft)	%V.DROP
INVERTER TO COLLECTION											
UTILITY TRANSFORMER	UTILITY METER	1	600	480	2	P 350 KCMIL	Cu	0.000043	0.00003708	10	0.04%
UTILITY METER	EVCS DISTRIBUTION PANEL	1	600	480	2	P 350 KCMIL	Cu	0.000043	0.00003708	10	0.04%
EVCS DISTRIBUTION PANEL	EV CHARGER 01	2	300	480	1	P 350 KCMIL	Cu	0.000043	0.00003708	80	0.32%
EVCS DISTRIBUTION PANEL	EV CHARGER 02	2	300	480	1	P 350 KCMIL	Cu	0.000043	0.00003708	110	0.44%
										MAX Vdrop	0.84%
										AVERAGE Vdrop	0.46%



Heartland Charging Services
Cory Miller, Territory Manager
419-835-4140
cmiller@heartlandchargingservices.com

SYSTEM INFORMATION

(2) BLINKCHARGING TPS-180-480 DUAL PORT EV CHARGING STATIONS	
WIND SPEED	107MPH
SNOW LOAD	25PSF
EXPOSURE CAT	C
AHJ	IL-CITY OF DARIEN
UTILITY	-
MIN. TEMP.	-23.5°C
MAX. TEMP.	32.4°C

EVCS PROJECT-HCS-DG-2024-630

BROOKHAVEN PLAZA S

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APN #0928402024

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PAPER SIZE: 24" X 36"

LOAD SCHEDULE AND CALCULATION

DESIGNED BY/CHECKED BY:

CHEZHIAN R/MANOJ M

SCALE: AS NOTED

REV: C

DATE: 07/09/2025

E-03.1

ILLUMINE I Inc. 2-D: 03/01/2024

blink

	15W-60-600	15W-60-600E
Maximiser Power	130W	
Case Voltage	150 - 150VDC	
Max/Output Current	Up to 8A	
Input Voltage (V) Frequency	48VAC (3P + N + G) 60 Hz	
RLA Breaker Rating	245A 300A + fuses	
Rated Power	199.3VA	
Power Factor	> 0.92 pf @ full	
Efficiency	> 94% at nominal output power	
Protection Options	COV2 CHIM400 NAC2 GFI	
Warranty	Optimised up to 300A permitted to 4 years power; Air Cooled	Up to 300A - liquid Cooled
NAC1 Cable	Up to 400A - Air Cooled	Up to 300A - liquid Cooled
Standard up to 125A - Air Cooled		Optimised up to 200A - Air Cooled
CHIM Mode	1 x 150W (Max. 400A)	1 x 150W (Max. 605A)
Parallel Mode	3 x 90W (Min. 400A)	
Charging Protocol	Model AC181015118.0W 79121 CHIM400 & NAC1	Model AC181015118.0W 79121 CHIM400 & E1.0
Charging Cable	CC1 - 18ft (5m) w/ 20ft (6m) (Optional for Air Cooled) CHIM400 & NAC1	
	Data Management module for CHIM400	
Weight	822lb (400 kg)	1102 lbs (500 kg)
Dimension (L x W x H)	39.9" x 29.5" x 7.62"	43.39" x 36.97" x 8.13"
Isolation (Input - output)	> 2.5"	
Input Protection	IP20 - IEC 60529	IP20 - IEC 60529
Regulation	±0.4% @ 50°C	
Operating Temperature	20°C to 50°C (68°F to 121°F)	
Efficiency (10% Storage Humidity)	8.95% (80% + 99% RH Noncondensing)	
Display	10" LCD touchScreen	
Interface Protocol	DCP 1-3	
Aux Control	RFID I2C/RX 443A/3A-9 Credit Card Reader	
Fire Electronics Cooling	Air Cooled	
Regulatory Compliance	IEC 61151-1 IEC 61151-2 IEC EN 10006-6 2007 EN 61000-6-3 EN 61000-6-4 EMC77	
Communication Protocol	Ethernet, Wi-Fi	
Security Features: GFI	800 704k type A	
Security: Safety Surge Protection	20kA	
Security: Safety Ground Protection	Draw Voltage, Under Voltage, Out Current, Missing Ground	
Security: Safety Overheat Protection	Power device disabled when output is short circuited	
Security: Safety Temperature Protection	Temperature Sensing on Charge Cable & power distribution	
Emergency Stop	Disables output power with emergency stop button	
Warning Sign	DC 15kV metal pin connector	

Standard Safety Bollard - 4 1/2 x 36", Fixed



- Concrete Installation Kit and 10' Steel Chain available.



Heartland Charging Services
Cory Miller, Territory Manager
419-835-4140
cmiller@heartlandchargingservices.com

MAX. TEMP.	32.4°C
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SPECIFICATION SHEET

DATE: 07/09/2025	SS-01
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Iluminex-1 Ver. 2.0: 03/01/2024

CITY OF DARIEN

ZONING VARIATIONS

JUSTIFICATION NARRATIVE

Purpose

To be consistent and fair, the City is obligated to make decisions on zoning variation requests based on findings-of-fact. The Applicant should write a justification narrative that contains evidence (facts) that support a conclusion (finding) that the variation is necessary and would not cause problems. It should include: a) explanation of why the variation is being requested, b) describe the 'hardship condition' of the property that makes it difficult to conform, c) estimate the impact on neighbors, and d) respond to each of the decision criteria below.

Decision Criteria (See City Code Section 5A-2-2-3)

2a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone. **Strict application of the setback prevents installation of EV charging stalls in a functional and accessible location, limiting the property's ability to support modern site improvements**

2b. The plight of the owner is due to unique circumstances. **The unique layout of the shopping center, including existing parking and drive aisles within the setback areas, limits available locations for EV charging stalls outside of the setback.**

2c. The variation if granted will not alter the essential character of the locality. **The proposed EV charging stalls are consistent with existing site improvements within the shopping center and will not alter the established character of the surrounding area.**

3a. Essential Need? The owner would suffer substantial difficulty or hardship and not mere inconvenience or a decrease in financial gain if the variation is not granted. **Without the variation, the owner would suffer a hardship by preventing the owner from providing EV charging infrastructure in a location that meets functional and accessibility requirements for the site.**

3b. Problem with Property? There is a feature of the property such as slope or shape or change made to the property, which does not exist on neighboring properties, which makes it unreasonable for the owner to make the proposed improvement in compliance with the Zoning Code. Such feature or change was not made by the current owner and was not known to the current buyer at the time of purchase. **The existing configuration of the shopping center, including parking and drive aisles within setback areas established under prior approvals, limits the ability to locate EV charging stalls outside of the setback and was not created by the current owner.**

3c. Smallest Solution? There is no suitable or reasonable way to redesign the proposed improvements without incurring substantial difficulty or hardship or reduce the amount of variation required to make such improvements. **Due to the site's existing layout and constraints, there is no practical way to redesign the EV charging stalls to comply with setback requirements without creating significant functional and accessibility challenges, or reducing non-EV stalls.**

3d. Create Neighbor Problem? The variation, if granted, will not cause a substantial difficulty, undue hardship, unreasonable burden, or loss of value to the neighboring properties. Approval of the variation may encourage similar requests; however, such installations are unlikely to create an

unreasonable burden or negatively impact the community. The proposed EV charging stalls will not create adverse impacts or diminish the value of neighboring properties, and similar future requests are unlikely to result in an undue burden on the community.

3e. Create Community Problem? The variation, if granted, may result in the same or similar requests from other property owners within the community, but will not cause an unreasonable burden or undesirable result within the community. Approval of the variation may encourage similar requests; however, such installations are unlikely to create an unreasonable burden or negatively impact the community.

3f. Net Benefit? The positive impacts to the community outweigh the negative impacts. The addition of EV charging stalls supports the City's sustainability goals and provides a public benefit that outweighs any potential negative impacts.

3g. Sacrifice Basic Protections? The variation, if granted, will comply with the purposes and intent of the Zoning Code set forth in Section 5A-1-2(A) and summarized as follows; to lessen congestion, to avoid overcrowding, to prevent blight, to facilitate public services, to conserve land values, to protect from incompatible uses, to avoid nuisances, to enhance aesthetic values, to ensure an adequate supply of light and air, and to protect public health, safety, and welfare. Granting the variation will support the Zoning Code's intent by facilitating modern infrastructure improvements, enhancing site functionality, and promoting public health and welfare without compromising the surrounding area's character or safety.

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
JULY 21, 2025

ISSUE STATEMENT

Text amendments to Title 5A (Zoning Regulations) to update commercial vehicle parking restrictions and overweight vehicle parking restrictions on private property, including overnight parking (applies to all zoning districts within the City).

ORDINANCE**ATTACHMENTS**

- 1) **PROPOSED ORDINANCE REVISIONS (PARKING RESTRICTIONS)**
- 2) **COMMON WORK VEHICLE WEIGHT TABLE (UNLOADED)**

BACKGROUND

In recent years, the Police Department and the Community Development Department have experienced difficulties in properly enforcing the City's adopted commercial vehicle parking regulations restricting the parking or storage of commercial vehicles on private property throughout the City, specifically relating to conflicting provisions in other sections of the Code or vague definitions of commercial vehicles.

The City adopted general restrictions on vehicles and the parking of vehicles in 1972. Additional parking restrictions were adopted in the 1990s and early 2000s. Currently, Title 5A (Zoning Regulations) restricts vehicles and the parking of vehicles based on the weight, vehicle type, whether it is "for hire", and whether or not it is being used to further a commercial enterprise. This has led to habitual offenders claiming certain vehicles are for personal use, or are hobby cars. In addition, the regulations fail to account for the mainstream adoption by the public of larger pickups, utility vans, and EV trucks. In many cases, the ordinance is not specific enough to enforce. The City also relies on Title 9 (Traffic Regulations) for parking enforcement, however those regulations are inconsistent with the Zoning Code and the Police Department does not typically enforce parking violations on private property.

Examples of commercial and overweight vehicles parked in residential properties in Darien include but are not limited to the following:

- Decommissioned military vehicles (Humvees, supply trucks, etc.)
- School buses
- Tow trucks and dump trucks
- Delivery vans
- Multiple work trucks or vehicles
- Construction machinery
- Food trucks

ANALYSIS**A) Current Regulations**

Existing Zoning Regulations: The current parking restrictions in the Zoning Code are contained in Section 5A-11-2-1 (G), which states:

Overnight Parking Restrictions: There shall be no overnight parking of semitruck, semitrailer, or any truck weighing over eight thousand (8,000) pounds on private property, or on public right of way, with the exception of truck parking areas permitted by the zoning district and construction trailers permitted by the zoning enforcement officer.

This regulation, while specific with regard to vehicle weight, does not restrict the parking of commercial vehicles.

Other Parking Restrictions: Other regulations the City uses to enforce parking restrictions include Sections 9-3-1 (D) and (E), which are in Title 9 (Traffic Regulations) of the City Code. These sections state the following:

(D) Vehicles More Than Twelve Thousand Pounds: It shall be unlawful to park or store or allow to stand any commercial vehicle with more than a registered weight of twelve thousand (12,000) pounds, on any residential property within the city.

(E) Vehicles Less Than Twelve Thousand Pounds: It shall be unlawful to park or store or allow to stand more than one commercial vehicle with less than a registered weight of twelve thousand (12,000) pounds on any residential parcel or property within the City.

These regulations are unique in that usually other jurisdictions' traffic regulations concern activities in public rights-of-ways and leave parking on private property as a zoning matter. Additionally, this section is different than existing zoning restrictions in two key ways – one, it establishes a maximum number of commercial vehicles that can be parked on a residential property (a maximum of one), and two, it allows for a high weight limit than the Zoning Code permits.

Definition of Commercial Vehicle: Any vehicle operated for the transportation of persons or property in the furtherance of any commercial or industrial enterprise, for-hire or not-for-hire, but not including a commuter van, a vehicle used in a ridesharing arrangement when being used for that purpose, or a recreational vehicle not being used commercially. (Section 1-3-2 of the City Code)

Penalties: Penalties for Zoning Ordinance violations are contained in Section 5A-2-5. The minimum penalty for a violation is \$100.00 and the maximum penalty for a violation is \$500.00. A separate offense shall be deemed committed on each day that such violation occurs or continues. While the City's general penalty caps out higher at \$750.00, no changes to the penalties are currently proposed by staff.

B) Proposed Ordinance Revisions

Staff researched commercial vehicle regulations in neighboring jurisdictions and spoke with Code Enforcement professionals to research appropriate changes. While the Village of Burr Ridge contained more restrictive parking regulations (no outdoor storage or parking of any commercial/overweight vehicles are allowed), provisions were contained in their code that provided very clear criteria/identifiers for what a commercial vehicle is. Those criteria have been included in a set of

comprehensive ordinance revisions, as well as other clarifying changes. See Attachment 1 for the proposed ordinance revisions in full. For reference, staff compiled the estimated weights of common work trucks, vans, and step-vans into a table (see Attachment 2).

Summary of Key Changes: The following key changes are contained within the proposed ordinance revisions:

- Inserts new table establishing vehicle classes.
- Continues to limit vehicle weight to 8,000 pounds and ties the limit to the vehicle class chart.
- Updates definition for a commercial vehicle for the purposes of Section 5A-11-2 (Off-Street Parking) to include descriptors such as signage, mounted equipment, registered weight, and physical descriptions.
- Provides for a maximum of one (1) commercial vehicle to be stored or parked outdoors.
- Allows for and clarifies that a total of two (2) commercial vehicles may be parked or stored on a residential property, including those stored within an enclosed building such as a garage.
- Uses language that is consistent with other provisions of the Code such as Title 9.

STAFF RECOMMENDATION

Staff recommend that the Planning, Zoning and Economic Development Commission recommend approval of the proposed text amendments to Municipal Services Committee and City Council, with any modifications or additions as directed.

PZC MEETING – JULY 17, 2025

This item is being presented to the Planning, Zoning and Economic Development Commission on July 17, 2025. Director Gombac will be presenting the Commission’s recommendation to the Municipal Services Committee.

DECISION MODE

The Municipal Services Committee will consider this item at its meeting on July 21, 2025.

MEETING SCHEDULE

Planning, Zoning and Economic Development Commission	July 17, 2025
Municipal Services Committee	July 21, 2025
City Council	August 4, 2025

ATTACHMENT 1
ORDINANCE REVISIONS (COMMERCIAL VEHICLE PARKING)

5A-11-2: OFF-STREET PARKING:

5A-11-2-1: GENERAL REQUIREMENTS:

(A) Location:

1. All Uses: All off-street parking spaces required to serve a building, structure, or use erected or established after the effective date hereof or any amendment hereto, or subsequently altered or enlarged, shall be located on the same lot as the building, structure, or use served, or, except for single-family and two-family residences, within three hundred feet (300') walking distance of such building, structure, or parcel of land if said spaces are located in the same zoning district.

2. Nonconforming Parking Lots: Owners of property nonconforming as to off-street parking, except for single-family and two-family residences, who elect to provide off-street parking and become conforming, may locate such parking on land other than the lot on which the building, structure, or use is located; provided, that such parking shall be located within three hundred feet (300') walking distance of said building, structure, or parcel of land. Provided, however, that the owners of such property may only provide off-street parking for a nonresidential use within a residential area after having received approval to do so by the City Council.

(B) Joint Parking Facilities:

1. Off-street parking facilities for separate uses may be provided collectively, if the total number of spaces so provided is not less than the sum of the separate requirements governing location of accessory off-street parking spaces in relation to the use served, and is located not more than three hundred feet (300') walking distance from all of the buildings, structures, and uses which such parking is intended to serve.

2. Further, no off-street parking space or portion thereof shall serve as a required space for more than one use unless a variance is granted pursuant to the provisions of Section [5A-2-2-3](#) of this Title.

3. In the case of joint parking facilities, parking may occur in the required yard without regard to side lot line or rear lot line at the point of combination of the parcels.

(C) Control Of Off-Site Or Joint Parking Facilities:

1. Off-Site Facilities: In cases where the required off-street parking facilities are permitted on land other than the lot on which the building, structure, or use served is located, such facilities shall be in the same possession, whether by deed or long-term lease, as the lot occupied by the building, structure, or use to which the parking facilities are accessory. A copy of the deed or lease shall be filed with the City Clerk.

In addition, appropriate covenants shall be filed for record in the office of the county recorder as follows:

(a) For the lot on which the required parking is located, covenants shall be filed by the owner of said lot, providing that such lot shall provide and be maintained for the required number of off street parking spaces during the existence of the building, structure, or use for which such parking is intended.

(b) For the lot on which the building, structure, or use is located, covenants shall be filed by the owner of said lot, providing that the building or structure, shall be used or the use maintained only for as long as the required number of off street parking spaces are provided, in accordance with this title or any amendment hereto. Such covenants shall be reviewed by the city attorney as to content and form.

2. Joint Facilities: In cases where the required off street parking facilities are collectively provided and used, written covenants and easements assuring their retention, maintenance, and use for such purposes shall be executed by the parties concerned. Such covenants and easements shall be filed with the city clerk, reviewed as to content and form by the city attorney, and filed for record in the office of the county recorder.

(D) Access: Except on lots accommodating single-family dwellings, each off street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space as provided in subsection (F) of this section. All off street parking facilities shall be designed with appropriate means of vehicular access to a street in a manner which will least interfere with traffic movement and as may be provided in the applicable zoning district regulations or other ordinances of the city. All driveways shall conform to all applicable driveway specifications adopted by the city.

(E) Computation: When the determination of the number of off street parking spaces required by this title results in a requirement of a fractional space, any fraction of less than one-half ($\frac{1}{2}$) may be disregarded, while a fraction of one-half ($\frac{1}{2}$) or more shall be counted as one parking space. Off street parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing, or both, on the premises at any one time.

(F) Design And Maintenance:

1. Plan: The design and construction of parking lots or areas shall be subject to the standards specified by this title, and to other such standards in this title, or other ordinances of the city, as may be adopted by the city council from time to time.

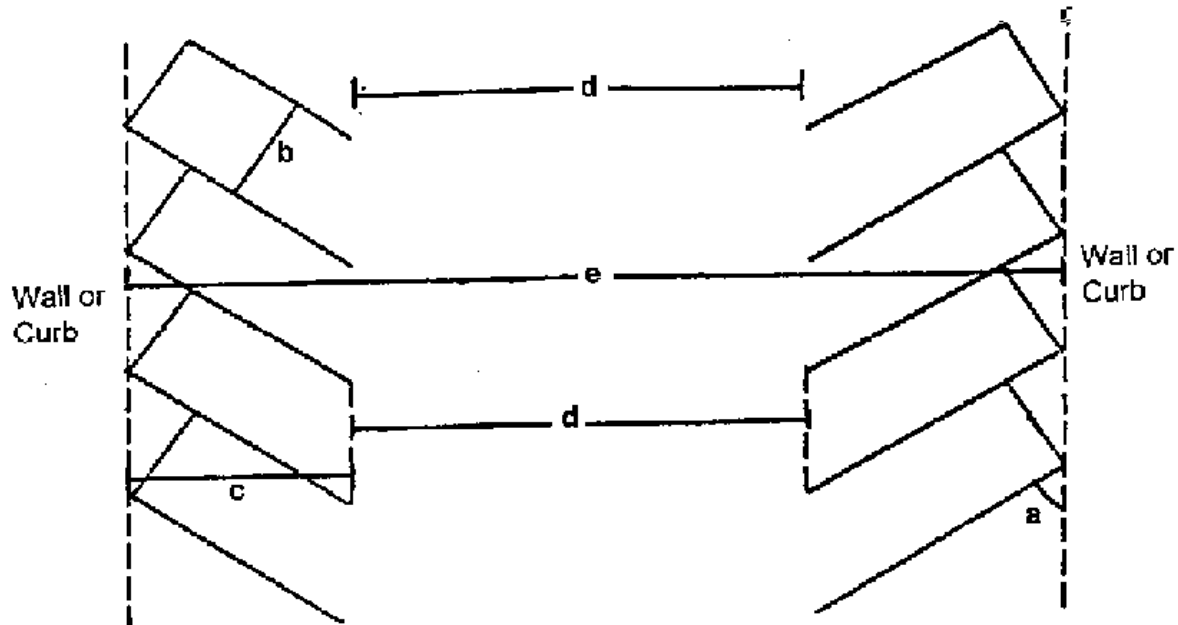
2. Character: Accessory off street parking spaces may be open to the sky or enclosed in a building, provided, that enclosed parking spaces shall have a vertical clearance of at least seven feet (7').

3. Parking Space, Stall, And Aisle Dimensions And Arrangements: The stall and aisle dimensions and arrangements of all parking areas shall meet the following criteria:

(a) The minimum stall width shall be nine feet (9').

(b) The minimum stall length shall be eighteen feet (18'), except for parallel parking which shall be twenty four feet (24') in length.

(c) The minimum aisle width shall be dependent on the parking angle of the parking stall and on whether aisle traffic is one- way or two-way. All two-way aisles shall be twenty four feet (24') in width. Parking shall be designed in compliance with the following table:



Legend				
a	Parking angle			
b	Stall width			
c	Depth to wall or curb			
d	Aisle width			
e	Module width (wall to wall or curb to curb)			

a	b	c	d	e
Parking Angle	Stall Width	Space Depth To Wall	Aisle Width	Module Wall To Wall
45 degrees	9'	17'4"	13'	47'8"
60 degrees	9'	19'	17'	55'
90 degrees	9'	18'	24'	60'

4. Surfacing And Striping: All open off street parking facilities and maneuvering areas, including parking spaces accessory to a single-family dwelling, shall be

constructed with asphalt, concrete or other approved hard surface paver material in compliance with the engineering specifications as approved by city council, and as may be amended from time to time. All off street parking shall be restricted to a hard surface required by this section. Residential driveways nonconforming to the surfacing requirement as of the date of this title, may be continued until such time as the principal structure is completely reconstructed.

5. Lighting: Any lighting used to illuminate off street parking areas shall be designed in accordance with the standards of the Illuminating Engineers Society (IES). The lighting shall be directed away from adjoining properties and public streets in such a way so as not to create a nuisance. (See section [5A-12-4-3](#) of this title.)

























6. Storm Drainage: All parking lots or areas shall be designed and constructed in accordance with the city stormwater control regulations and subject to the review and recommendations of the city engineer.

7. Barrier Curbs Required: All parking lots shall be provided with six inch (6") barrier curbs. Wheel stops are not allowed in parking lots.

8. Landscape Requirements: All parking lots must be designed in compliance with chapter 10 of this title.

(G) ~~Overnight~~ Parking Restrictions:

1. ~~It shall be unlawful to park or store or allow to stand any~~ ~~There shall be no~~ ~~overnight parking of semitruck, semitrailer, or any truck~~ ~~vehicle Class 2 or higher~~ weighing over eight thousand (8,000) pounds on private property, ~~or on public right of way,~~ with the exception of truck parking areas permitted by the zoning district, and construction trailers permitted by the zoning enforcement officer, ~~and vehicles actually engaged in loading or unloading of merchandise or passengers.~~

Class 1 - 6,000 & Less			
			
Minivan	Cargo Van	SUV	Pickup Truck
Class 2 - 6,001 to 10,000			
			
Minivan	Cargo Van	Full-Size Pickup	Step Van
Class 3 - 10,001 to 14,000			
			
Walk-in	Box Truck	City Delivery	Heavy-Duty Pickup
Class 4 - 14,001 to 16,000			
			
Large Walk-in	Box Truck	City Delivery	
Class 5 - 16,001 to 19,500			
			
Bucket Truck	Large Walk-in	City Delivery	
Class 6 - 19,501 to 26,000			
			
Deverage Truck	Gingle A/c	School Bus	Rack Truck
Class 7 - 26,001 to 33,000			
			
Refuse	Furniture	City Transit Bus	Truck Tractor
Class 8 - 33,001 & Over			
			
Cement Truck	Truck Tractor	Dump Truck	Sleeper

2. It shall be unlawful to park or store or allow to stand more than one (1) commercial vehicle, as defined in this section, outdoors on any residentially zoned property within the City.

3. It shall be unlawful to park or store or allow to stand more than two (2) commercial vehicles may be stored or parked overnight in a upon any lot or parcel of land, including those stored or parked in a fully enclosed building or structure.

4. For purposes of this section commercial vehicles shall be defined as follows:

a. Any vehicle exhibiting lettering or logo(s) advertising a business related enterprise (other than traditional bumper stickers).

b. Any vehicle with attached auxiliary equipment including, but not limited to plows, equipment, racks, storage boxes or lockers.

c. Any vehicle requiring a vehicle license of Class D as regulated by the State of Illinois including but not limited to trucks, cargo vans, commercial limousines, and buses.

d. Any vehicle containing products, equipment, debris, or materials intended for commercial or business use whether in the open, in a cargo storage area, or covered by removable material or fabric.

e. Any van that does not have seating behind the driver's seat and the front passenger seat or without side windows adjacent to the rear seating area such as panel vans.

(H) Display Of Vehicles For Sale: Off street parking facilities shall not be used for the parking of a motor vehicle or vehicles for the purpose of displaying the same for sale unless the primary use of the property on which the parking facility is located is in the business of selling or leasing used or new motor vehicles; however, this section shall not prohibit an owner or occupant of property in areas zoned residential from displaying vehicles for sale on the property's off street parking facilities provided the vehicle is owned by the owner or occupant of the residential property.

ATTACHMENT 2
COMMON VEHICLE WEIGHT TABLE (UNLOADED)

Make/Model	Vehicle Type	Estimated Curb Weight (Unloaded)	Estimated Max Gross Vehicle Weight (Loaded)
RAM 1500	Pickup Truck	4,514 to 5,724 lbs.	n/a
Chevrolet Silverado	Pickup Truck	4,521 to 5,514 lbs.	n/a
Ford F-150	Pickup Truck	4,154 to 4,930 lbs.	n/a
Toyota Tacoma	Pickup Truck	4,140 to 4,285 lbs.	n/a
Ford F-350 DRW Super Cab	Large Pickup Truck	7,868 lbs.	n/a
Ford Transit Connect	Van	3,979 lbs.	5,260 lbs
Nissan NV3500	Van	5,923 to 7,110 lbs.	9,480 pounds
Mercedes-Benz Sprinter 3500	Van	5,346 to 5,776 lbs.	9,990 lbs.
Ford E-450 DRW Step Van	Step-Van / Food Truck	4,960 lbs.	10-12,000 lbs
Chevrolet P30 Step Van	Step-Van / Food Truck	5,609 to 6,249 lbs	10-12,000 lbs

Source: Manufacturer Data



CITY OF DARIEN
DU PAGE COUNTY, ILLINOIS

ORDINANCE NO. _____

**AN ORDINANCE AMENDING PORTIONS OF TITLE 5A,
ZONING REGULATIONS, OF THE DARIEN CITY CODE
RELATED TO PARKING REGULATIONS**

(PZC2025-04: COMMERCIAL VEHICLE TEXT AMENDMENT)

**ADOPTED BY THE
MAYOR AND CITY COUNCIL
OF THE
CITY OF DARIEN**

THIS ____ DAY OF _____, 2025

**Published in pamphlet form by authority
of the Mayor and City Council of the City
of Darien, DuPage County, Illinois, this
_____ day of _____, 2025.**

**AN ORDINANCE AMENDING PORTIONS OF TITLE 5A,
ZONING REGULATIONS, OF THE DARIEN CITY CODE
RELATED TO PARKING REGULATIONS**

(PZC2025-04: COMMERCIAL VEHICLE TEXT AMENDMENT)

WHEREAS, the City of Darien is a home rule unit of local government pursuant to the provisions of Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of local government, the City may exercise any power and perform any function pertaining to its government except as limited by Article VII, Section 6; and

WHEREAS, the City of Darien has adopted Zoning Regulations set forth in the Darien City Code Title 5A (“Zoning Ordinance”); and

WHEREAS, City Council deems it reasonable to periodically review the Zoning Ordinance and make necessary changes thereto; and

WHEREAS, the City Council has studied the efforts of staff in enforcing parking regulations for commercial vehicles and overweight vehicles; and

WHEREAS, on April 7, 2025, the City Council passed a motion directing staff to prepare an ordinance amending various sections of the City Code relating to commercial vehicles and parking restrictions throughout the City; and

WHEREAS, pursuant to notice as required by law, the City’s Planning, Zoning, and Economic Development Commission conducted a public hearing on June 18, 2025, and has forwarded its findings and recommendation of approval the text amendments to the City Council;

and

WHEREAS, the City Council has reviewed the findings and recommendations of the Planning, Zoning and Economic Development Commission and finds and determines that it is necessary to and in the best interests of the public health, safety and general welfare to amend the Zoning Ordinance as provided herein below;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, as follows:

SECTION 1: Title 5A of the City Code of Darien, Section 5A-11-2 “Off-Street Parking” is hereby amended to read as shown in “Exhibit “A” attached hereto.

SECTION 2: Home Rule. This ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter no delegated to municipalities by state law. It is the intent of the corporate authorities of the City of Darien that to the extent of the terms of this ordinance should be inconsistent with any non-preemptive state law, that this ordinance shall supercede state law in that regard within its jurisdiction.

SECTION 3: Effective Date. The Ordinance amendment provided for in this Ordinance shall be in full force and effect upon its passage, approval, and publication as required by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this ____ day of _____, 2025.

AYES _____

NAYS: _____

ABSENT: _____

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY,
ILLINOIS, this ____ day of _____, 2025.**

JOSEPH A. MARCHESE, MAYOR

ATTEST:

JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Exhibit A to Ordinance Text Amendment

5A-11-2: OFF-STREET PARKING:

5A-11-2-1: GENERAL REQUIREMENTS:

(A) Location:

1. All Uses: All off-street parking spaces required to serve a building, structure, or use erected or established after the effective date hereof or any amendment hereto, or subsequently altered or enlarged, shall be located on the same lot as the building, structure, or use served, or, except for single-family and two-family residences, within three hundred feet (300') walking distance of such building, structure, or parcel of land if said spaces are located in the same zoning district.

2. Nonconforming Parking Lots: Owners of property nonconforming as to off-street parking, except for single-family and two-family residences, who elect to provide off-street parking and become conforming, may locate such parking on land other than the lot on which the building, structure, or use is located; provided, that such parking shall be located within three hundred feet (300') walking distance of said building, structure, or parcel of land. Provided, however, that the owners of such property may only provide off-street parking for a nonresidential use within a residential area after having received approval to do so by the City Council.

(B) Joint Parking Facilities:

1. Off-street parking facilities for separate uses may be provided collectively, if the total number of spaces so provided is not less than the sum of the separate requirements governing location of accessory off-street parking spaces in relation to the use served, and is located not more than three hundred feet (300') walking distance from all of the buildings, structures, and uses which such parking is intended to serve.

2. Further, no off-street parking space or portion thereof shall serve as a required space for more than one use unless a variance is granted pursuant to the provisions of Section [5A-2-2-3](#) of this Title.

3. In the case of joint parking facilities, parking may occur in the required yard without regard to side lot line or rear lot line at the point of combination of the parcels.

(C) Control Of Off-Site Or Joint Parking Facilities:

1. Off-Site Facilities: In cases where the required off-street parking facilities are permitted on land other than the lot on which the building, structure, or use served is located, such facilities shall be in the same possession, whether by deed or long-term lease, as the lot occupied by the building, structure, or use to which the parking facilities are accessory. A copy of the deed or lease shall be filed with the City Clerk.

In addition, appropriate covenants shall be filed for record in the office of the county recorder as follows:

(a) For the lot on which the required parking is located, covenants shall be filed by the owner of said lot, providing that such lot shall provide and be maintained for the required number of off street parking spaces during the existence of the building, structure, or use for which such parking is intended.

(b) For the lot on which the building, structure, or use is located, covenants shall be filed by the owner of said lot, providing that the building or structure, shall be used or the use maintained only for as long as the required number of off street parking spaces are provided, in accordance with this title or any amendment hereto. Such covenants shall be reviewed by the city attorney as to content and form.

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(D) Access: Except on lots accommodating single-family dwellings, each off street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space as provided in subsection (F) of this section. All off street parking facilities shall be designed with appropriate means of vehicular access to a street in a manner which will least interfere with traffic movement and as may be provided in the applicable zoning district regulations or other ordinances of the city. All driveways shall conform to all applicable driveway specifications adopted by the city.

(E) Computation: When the determination of the number of off street parking spaces required by this title results in a requirement of a fractional space, any fraction of less than one-half ($\frac{1}{2}$) may be disregarded, while a fraction of one-half ($\frac{1}{2}$) or more shall be counted as one parking space. Off street parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing, or both, on the premises at any one time.

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1. Plan: The design and construction of parking lots or areas shall be subject to the standards specified by this title, and to other such standards in this title, or other ordinances of the city, as may be adopted by the city council from time to time.

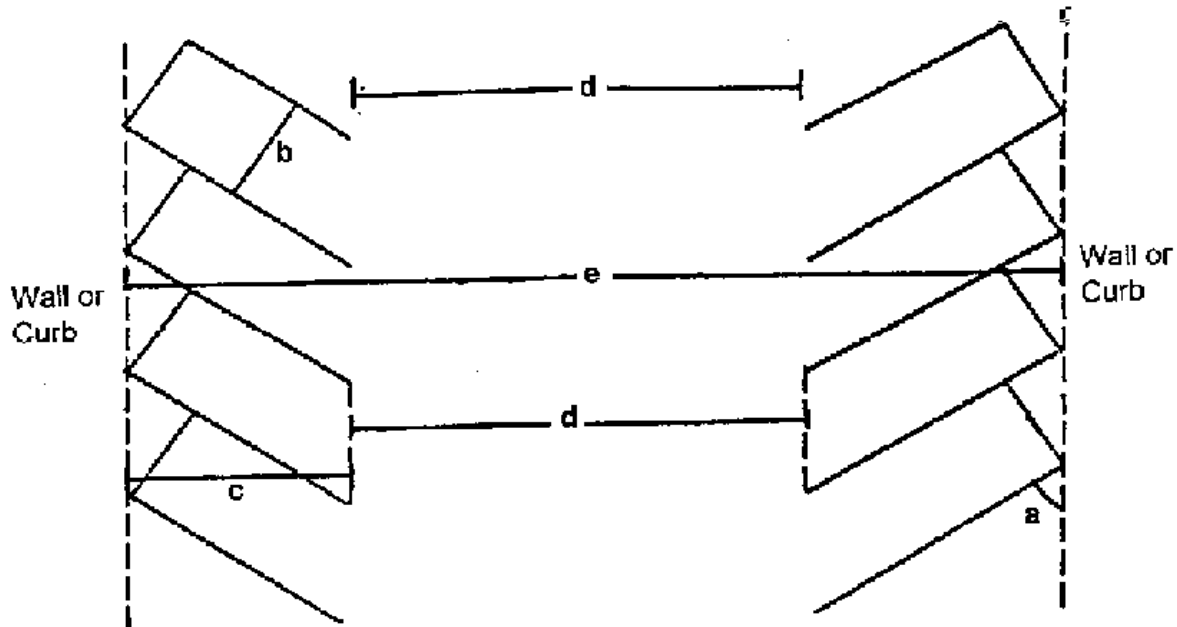
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Parking Angle	Stall Width	Space Depth To Wall	Aisle Width	Module Wall To Wall
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5. Lighting: Any lighting used to illuminate off street parking areas shall be designed in accordance with the standards of the Illuminating Engineers Society (IES). The lighting shall be directed away from adjoining properties and public streets in such a way so as not to create a nuisance. (See section [5A-12-4-3](#) of this title.)

























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7. Barrier Curbs Required: All parking lots shall be provided with six inch (6") barrier curbs. Wheel stops are not allowed in parking lots.

8. Landscape Requirements: All parking lots must be designed in compliance with chapter 10 of this title.

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1. It shall be unlawful to park or store or allow to stand any semitruck, semitrailer, or any vehicle Class 2 or higher weighing over eight thousand (8,000) pounds on private property, with the exception of truck parking areas permitted by the zoning district, and construction trailers permitted by the zoning enforcement officer, and vehicles actually engaged in loading or unloading of merchandise or passengers.

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Class 4 - 14,001 to 16,000			
			
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Class 5 - 16,001 to 19,500			
			
Bucket Truck	Large Walk-in	City Delivery	
Class 6 - 19,501 to 26,000			
			
Deverage Truck	Gingle A/c	School Bus	Rack Truck
Class 7 - 26,001 to 33,000			
			
Refuse	Furniture	City Transit Bus	Truck Tractor
Class 8 - 33,001 & Over			
			
Cement Truck	Truck Tractor	Dump Truck	Sleeper

2. It shall be unlawful to park or store or allow to stand more than one (1) commercial vehicle, as defined in this section, outdoors on any residentially zoned property within the City.

3. It shall be unlawful to park or store or allow to stand more than two (2) commercial vehicles may be stored or parked overnight in a upon any lot or parcel of land, including those stored or parked in a fully enclosed building or structure.

4. For purposes of this section commercial vehicles shall be defined as follows:

a. Any vehicle exhibiting lettering or logo(s) advertising a business related enterprise (other than traditional bumper stickers).

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c. Any vehicle requiring a vehicle license of Class D as regulated by the State of Illinois including but not limited to trucks, cargo vans, commercial limousines, and buses.

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(H) Display Of Vehicles For Sale: Off street parking facilities shall not be used for the parking of a motor vehicle or vehicles for the purpose of displaying the same for sale unless the primary use of the property on which the parking facility is located is in the business of selling or leasing used or new motor vehicles; however, this section shall not prohibit an owner or occupant of property in areas zoned residential from displaying vehicles for sale on the property's off street parking facilities provided the vehicle is owned by the owner or occupant of the residential property.