

CITY OF DARIEN
PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Wednesday, July 15, 2026

7:00 PM

Council Chambers
1702 Plainfield Road

AGENDA

1) Call to Order

2) Roll Call

3) Regular Meeting – New Business

a. PZC-26-9 (Variation)

Petition from Bryan Wozny for a variation from Section 5A-7-2-6(A) of the City Code to permit an enclosed patio within the rear yard of 1623 Golfview Drive, Darien IL 60561 (PIN 09-33-112-028).

b. PZC-26-11 (Variation)

Petition from Cynthia Haney for a variation from Section 5A-5-11(A) of the City Code to permit a recreational vehicle within the front yard of 1008 Juniper Lane, Darien IL 60561 (PIN 09-27-308-015).

c. PZC-26-13 (Final Plat of Subdivision – 2201 75th Street, Dutch Bros)

Petition from Manhard Consulting, Ltd. c/o RCG-Darien PM LLC for approval of a final plat of subdivision to subdivide the former TGI Friday's lot located at 2201 75th Street (PIN 09-29-400-026) into two lots to accommodate the approved Dutch Bros and Andy's Frozen Custard developments.

4) Old Business

5) Staff Updates & Correspondence

d. Discussion/review of comparable jurisdictions RE: electronic messaging centers

6) Approval of Minutes N/A

7) Next Scheduled Meeting August 5, 2026

8) Public Comments [On Any Topic Related to Planning and Zoning]

9) Adjournment

AGENDA MEMO
PLANNING, ZONING AND ECONOMIC DEVELOPMENT COMMISSION
JULY 15, 2026

CASE

PZC-26-9

Variation

Bryan Wozny – 1623 Golfview Drive

ISSUE STATEMENT

A petition from Bryan Wozny for a variation from Section 5A-7-2-6(A) of the City Code to permit an enclosed patio within the rear yard of 1623 Golfview Drive, Darien IL 60561 (PIN 09-33-112-028)

GENERAL INFORMATION

Petitioner:	Bryan Wozny
Property Owner:	Bryan Wozny
Property Location:	1623 Golfview Drive
PIN Number:	09-33-112-028
Existing Zoning:	Single-Family Residence Zoning District (R-2)
Existing Land Use:	Detached Single-Family Home
Comprehensive Plan:	Low Density Residential
Surrounding Zoning & Uses	
North:	Single-Family Residence (R-2); Single-Family
East:	Single-Family Residence (R-2); Single-Family
South:	Single-Family Residence (R-2); Golf Course
West:	Single-Family Residence (R-2); Single Family
Size of Property:	0.24 Acres
Floodplain:	N/A
Natural Features:	Front yard slopes to street, rear to golf course
Transportation:	Accessed from a driveway on Golfview Drive.

ATTACHMENTS

- 1) LOCATION MAP AND AERIAL PHOTO**
- 2) PLAT OF SURVEY AND PLANS**
- 3) JUSTIFICATION NARRATIVE (BY PETITIONER)**
- 4) SITE PHOTOS**

BACKGROUND / ANALYSIS

Background: The subject property, 1623 Golfview Drive, is located south of Lakeview Drive and North of the Carriage Greens Golf Course in the Single-Family R-2 District (see Attachment 1). It is part of the Sawmill Creek Unit No. 1 Subdivision. The 0.23-acre parcel is improved with a single-family residence constructed in the 1980s, with an attached legal nonconforming deck constructed approximately the same time as the residence. The nonconformity is related to rear yard setbacks, as the deck currently sits approximately 15 feet away from the property line, where a minimum 20-foot rear yard setback would otherwise be required.

Proposal: As depicted in the plat of survey and plans (see Attachment 2), the petitioner proposes to construct a screened enclosure over a portion of the existing deck. The petitioner's justification

letter (Attachment 3) describes the home's proximity to the golf course and limited rear yard area, resulting from the placement of the residence on the lot, limit the owner's ability to reasonably enjoy the property because stray golf balls frequently impact the rear yard.

Zoning Code Regulations: Section 5A-7-2-6(A) of the Darien Zoning Code requires a 30 foot rear yard setback, while open unenclosed decks are permitted to encroach 10 feet into the required setback under Section 5A-5-7-3(C). Covered or enclosed structures are subject to the same setback requirements as the principal structure.

Variation: In order to allow the enclosed patio, a variation from the 30-foot rear yard requirement in Section 5A-7-2-6(A) is required. If approved, this variation would be in character with similar properties in the immediate vicinity and the same zoning district, as nearby properties also have nonconforming conditions, including 1607 Golfview Drive (deck 15 feet from rear yard lot line), and 1701 Golfview Drive (primary structure is 15 feet from the rear yard lot line).

Findings of Fact: City staff has reviewed the petitioner's submitted materials. The petitioner submitted a Justification Letter and Site Photos (Attachment 4) with a detailed description of the project and requested relief, in addition to Findings of Fact that would support the variation request. For reference, the criteria the Planning and Zoning Commission and City Council votes on for City Variation requests are included below.

Staff Analysis: The requested variation would permit a screened enclosure to be constructed within the existing footprint of a legally nonconforming deck and would not increase the existing encroachment into the required rear yard setback. The proposal responds to specific site conditions, including the limited rear yard and proximity to the golf course, allowing continued reasonable use of the property. Staff does not anticipate the project will create impacts on neighboring properties or alter the character of the surrounding neighborhood.

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.

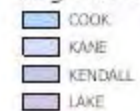
DECISION MODE

The Planning, Zoning, and Economic Development Commission will consider this item at its meeting on July 15, 2026.

MEETING SCHEDULE

Planning, Zoning, and Economic Development Commission
Municipal Services Committee
City Council

July 15, 2026
July 20, 2026
July 20, 2026





(assumed)

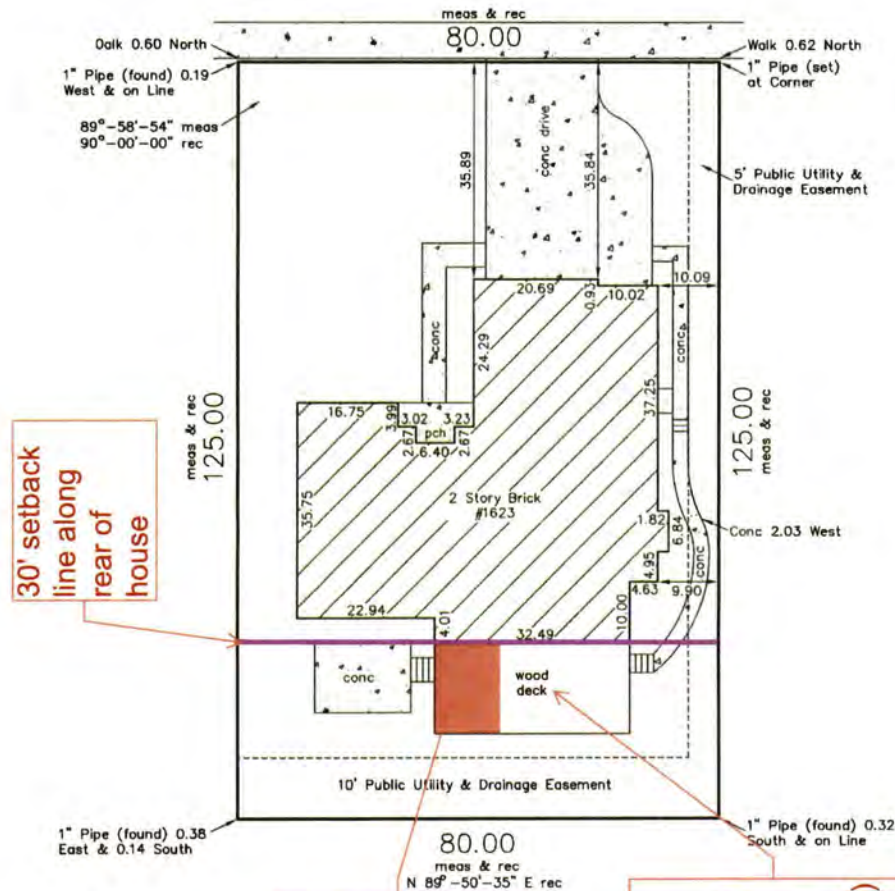
KABAL SURVEYING COMPANY
Land Surveying Services
Plat of Survey

Lot 33 in Sawmill Creek, Unit No. 1, being a Subdivision of part of the East half of the Northwest quarter of Section 33, Township 38 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof Recorded August 15, 1978 as Document R78-76740, in DuPage County, Illinois.

Address: 1623 Golfview Drive, Darien

10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2662
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Golfview (66' R.O.W.) Drive

**LEGEND**

R.O.W. = right-of-way, E = East
rec = record, N = North, W = West
meas = measured, S = South
pch = porch, rad = radius
prc = point of reverse curve
conc = concrete, pc = point of curve

Area of property is approximately 10,000 square feet

☐ "X" in box indicates that hereon drawn plat was ordered as a non-monumented survey

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed January 3, 2022

Scale: 1 inch =	20	ft.
Order No.	220107	
Ordered By:	Fry, Attorney at Law	

Approx area to be enclosed and roofed for screen porch, +/- 12'x16'

rebuild in same size and location, +/- 7" lower (to meet up with interior sunken room)

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS }
COUNTY OF COOK } s.s.

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

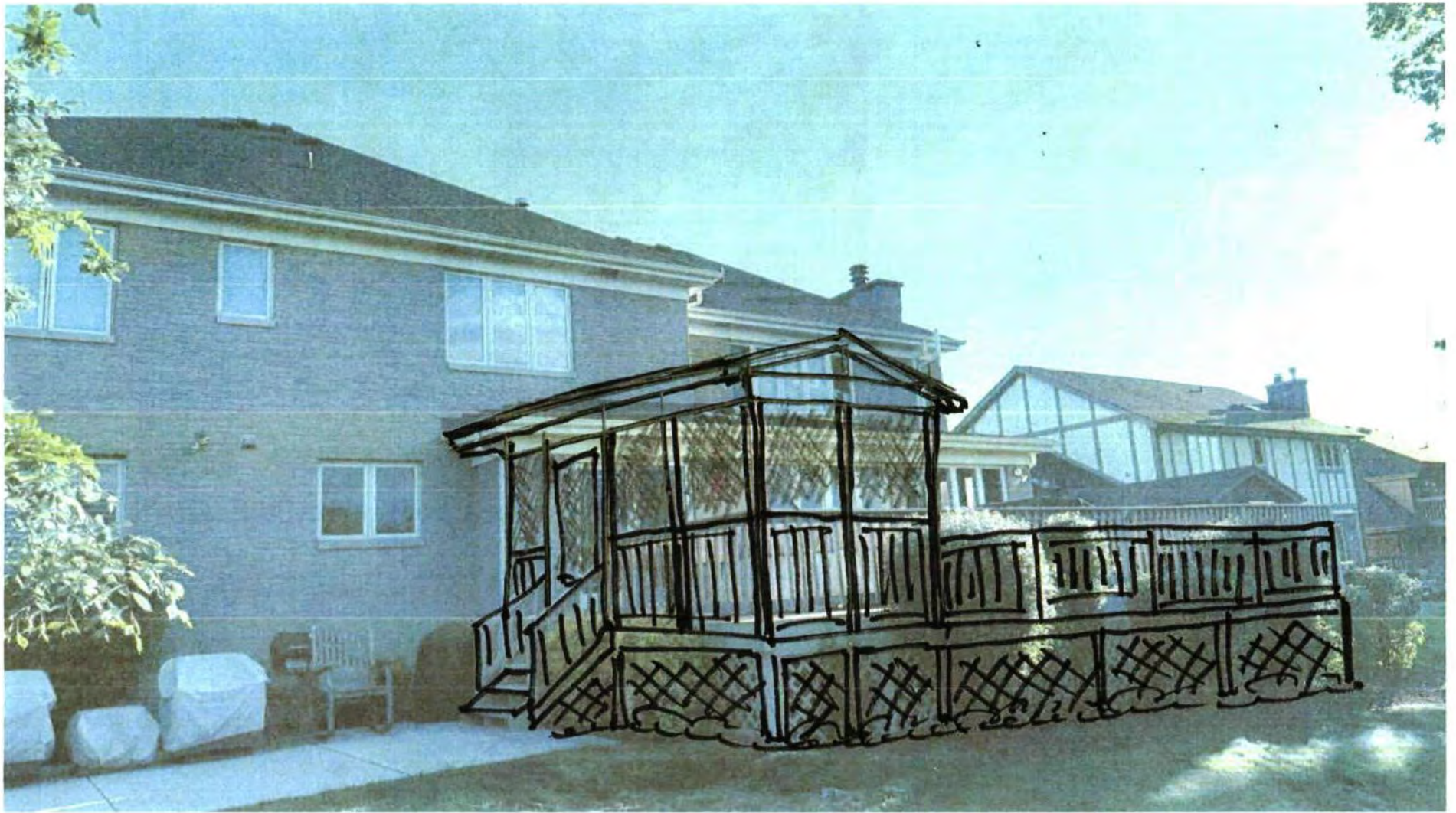
Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2022



ORIGINAL SEAL IN RED





CONSTRUCTION SPECIFICATIONS

GENERAL: ALL MATERIALS SHALL BE INSTALLED IN A WORKMANLIKE MANNER AND THE METHODS BE WITHIN THE HIGHEST STANDARDS OF THE APPLICABLE CONSTRUCTION TRADE. ALL WORK SHALL MEET OR EXCEED PROVISIONS OF ALL GOVERNING CODES AND ORDINANCES. THE DRAWINGS ARE GENERAL IN NATURE. IT IS INTENDED THAT THE CONTRACTOR ADJUST DIMENSIONS, MATERIALS AND METHODS OF CONSTRUCTION TO PROPERLY ADAPT THE WORK TO THE SITE CONDITIONS

EXCAVATOR: EXCAVATE FOR ALL FOUNDATION WORK TO DEPTH BELOW GRADE REQUIRED BY LOCAL CODE. FOOTINGS SHALL REST ON UNDISTURBED EARTH.

CONCRETE: SOLID CONCRETE MASONRY UNITS OR MIN 3.000# STRENGTH CONCRETE OF A SIZE SUFFICIENT TO SPREAD THE IMPOSED FOUNDATION LOAD ON THE BEARING SOIL IN ACCORDANCE WITH CODE REQUIREMENTS.

CARPENTRY: ALL WOOD SHALL BE #2 OR BETTER SOUTHERN YELLOW PINE, PRESSURE-TREATED WITH NON-ARSENICE BASED PRESERVATIVE, OF NOMINAL SIZES DETAILING INDICATED ON THE DRAWINGS OR BY CODE.

METALS: ALL HARDWARE SHALL BE HOT-DIPPED GALVANIZED OR OTHER NONCORROSIVE. FINISH AND SHALL BE OF A SIZE AND SPACING SUFFICIENT TO CARRY OR TRANSMIT THE INTENDED STRUCTURAL LOAD IN ACCORDANCE WITH GOVERNING CODES AND APPLICABLE STRUCTURAL STANDARDS. FINISH HARDWARE SHALL BE NON-CORROSIVE AND SUITABLE FOR EXTERIOR APPLICATIONS.

ANALYSIS OF 2x10 CANTILEVERED DECK JOISTS

- CALCULATIONS ARE BASED ON THE FOLLOWING DATA:
- 60 PSF LIVE LOAD
 - 10 PSF DEAD LOAD
 - #2 SYP, FB (ALLOWABLE BENDING STRESS) 907 PSI E = 1.1 E6 PSI
 - CANTILEVER LENGTH 3'-0 MAX.
 - BASE SPAN 8'-o" TO 11 '-o"
 - JOIST SPACING 1 2" oe
 - DEFLECTION LIMITED TO L/240

CALCULATED BENDING STRESS = 654 PSI < 907 PSI OK
DEFLECTION = 0.07 = L/1402 FOR 8'-O BASE SPAN DEFLECTION = 0.26" = L/503 FOR 11 '-O" BASE SPAN

THE CALCULATIONS INDICATE SUCH AN APPLICATION IS ACCEPTABLE AND SATISFIES THE DESIGN SPECIFICATIONS OF THE WESTERN WOOD PRODUCTS ASSOCIATION.

UPLIFT AND UPLIFT RESISTANCE

FOR THESE CALCULATIONS THE "WORST CASE" COLUMN (LONGEST SPAN AND LARGEST CONTRIBUTING AREA) WAS USED. THE DECK WAS CONSIDERED A FLAT ROOF, TABLE 1609.4.3 OF THE IBC IS FOR A ROOF WITH MEAN HEIGHT OF 30 FEET LOCATED IN EXPOSURE B. TABLE R301.2(3) OF THE IRC LISTS THE LOWEST MEAN ROOF HEIGHT AT 15' WITH AN ADJUSTMENT COEFFICIENT OF 1.00. THIS DECK IS AVERAGE +/- 2' - 11" ABOVE GRADE. DESIGN WIND SPEED - 115 MPH.

UPLIFT
DECK CONTRIBUTING AREA = 7' - 0" x 8' - 0" = 56.0 SF

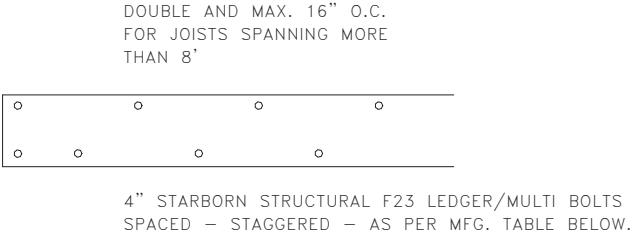
UPLIFT WAS INTERPOLATED FROM TABLE 1609.6.2.1(1), VERTICAL LOAD, INTERIOR ZONE, WINDWARD ROOF, LOAD DIRECTION - LONGITUDINAL.
110MPH = -16.0 120MPH = -19.1 115MPH = -17.55
56.0 SF x 17.55PSF = 983# UPLIFT

RESISTANCE TO UPLIFT

THE MASCORE METAL POST HAS AN ALLOWABLE WORKING LOAD FOR UPLIFT RESISTANCE OF +/- 4800#.

DEAD LOAD 56.0 SF x10#/SF= 560#

MASCORE METAL POST	4800	
HEADLOK	640	
DEAD LOAD	560	TOTAL 6000 OK



LEDGER BOLT PATTERN DETAIL NTS

BASED ON 60#LL, S. PINE LEDGER AND 2x LUMBER HOUSE RIM JOIST

JOIST LENGTH (SPAN FROM LEDGER)	ON CENTER SPACING
6'-0" OR LESS	17"
+6'-0" TO 8'-0"	13"
+8'-0" TO 10'-0"	10"
+10'-0" TO 12'0"	8"
+12'-0" TO 14'-0"	7"
+14'-0" TO 16''-0"	6"



GENERAL INFORMATION

USE GROUP R-5
CONSTRUCTION TYPE 5B

DESIGN LOADS

LIVE LOAD	60#/sf
DEAD LOAD	10#/sf
TOTAL LOAD	70#/sf

DESIGN WIND SPEED - 115 MPH.
AREA = 538 SF

Roof Design Loads:

ROOF LIVE LOAD = 20 psf
DEAD LOAD = 10 psf
MWFRS Wind Load:
CASE A NW = +/- 21.6 psf
CASE A NL = +/- 19.64 psf
CASE B NW = +/- 12.44 psf
CASE B NL = +/- 29.63 psf
ROOF SNOW = 43.68 psf

BUILDING CODES

2024 INTERNATIONAL BUILDING CODE IL ED.
2024 INTERNATIONAL EXISTING BUILDING CODE IL ED



SEI PROJECT NO.
260049.02
SEI IL COA NO.
184.006994



924 W 75TH ST
UNIT 120-129
NAPERVILLE IL 60565
office@royaldeck.com

SHEET 1 - NOTES & SPECS

Bryan Wozny

1623 Golfview Dr,

Darien, Illinois, 60561

06/10/26 4:48:43 PM

Zoning Variation: Justification Narrative

Bryan Wozny (Owner)

1623 Golfview Drive, Darien, IL. 60561

We are requesting the ability to add a 16'x12' roofed screen room over the existing footprint of the deck, which would be within the 30' setback line along the rear of the house. We would also like to replace the entire deck that is currently rotting using the existing footprint that extends 16' south from the house into the rear 30' setback line. Finally, using the existing deck footprint, we would like to lower the existing height of the deck (no more than 7") to be lower than the sunken floor of the room in the southeast corner of the main level of the house. Currently, this room in the house has a floor height lower than the other rooms and lower than the existing height of the deck.

After moving in January 2022, we learned quickly the summer of 2022 that the main tree in the backyard helping block golf balls hitting the house or deck from the Carriage Greens Gold Course was dying. After consultation with an arborist the tree was a hazard and removed the summer of 2023.

In 2024 an accolade elm was planted to protect the house and deck from golf balls in the future. That tree was defective and replaced with the same tree type in 2025 that is now healthy and growing, but it will take at least 15 years (~2040) before it will begin to effectively block golf balls.

Since losing the original tree, my mother, wife, and kids have all had close encounters with golf balls hitting them while on the deck. One morning a golf ball missed hitting my 68yr old mother in the head by <2 feet. My kids are anxious when sitting on the back deck. We now no longer can comfortably sit on our back deck to have dinner or just enjoy the outside or golf course due to the constant concern of being hit by a golf ball.

In learning that our existing deck was also rotting and needed to be replaced, we explored replacement options and considered a screen room like our next door neighbors at 1619 Golfview Dr. Building a 16'x12' roofed screen room over the west end of the deck (over the existing footprint of the deck) would provide a fully protected area for my family to sit and eat outside, while also protecting the remaining east side of the deck from being directly hit by golf balls.

This additional roof and screen over our deck would not cause any neighboring properties substantial difficulty, hardship, burden, or loss of value as majority of homes would not even see the screen room. Those on the golf course would still have unobstructed views of the golf course and there are no homes directly south of us due to the golf course.

Zoning Variation: Justification Narrative (cont.)

1623 Golfview Drive, Darien, IL. 60561

Decision Criteria:

2a. The property in question could yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone since future owners may not be aware of the hazards or concern, the same way we were unaware. However, the occupants could not comfortably sit in the backyard without concern of being hit by a golf ball.

2b. The plight of the owner is due to unique circumstances creating safety concerns and hazards from golf balls without any natural vegetation currently helping block/protect golf balls from hitting the house, deck, or those relaxing in the backyard.

2c. If granted, the variation will not alter the essential character of the locality since the screen room would be on top of the existing footprint of the current and future deck.

3a. This variation is an essential need to be able to use our backyard, 25% of our property.

3b. There is a problem with the property that was not known at the time we bought the house: the backyard tree was dying and needed to be removed, which then created a unique problem with the property not being protected from golf balls.

3c. A smaller solution was tried two different times by planting new trees, but this solution will take 15 years or more to offer the solution and protection needed.

3d. This variation, if granted, will not cause any neighboring properties substantial difficulty, hardship, burden, or loss of value to neighboring properties. Those on the golf course would still have unobstructed views of the golf course and there are no homes directly south of us due to the golf course.

3e. This 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 since all the like houses facing the golf course do not have houses directly south of them and all neighboring houses would still have unobstructed views of the golf course.

3f. The fact that my family can comfortably sit in our backyard to relax, grill, and eat will provide a greater net benefit than that of any of the hardships or concerns from the neighbors that will still have unobstructed views of the golf course.

3g. This variation, if granted, will prevent blight, protect from incompatible uses, avoid nuisances, and protect the safety and welfare of my family or guests when sitting in our backyard.









AGENDA MEMO
PLANNING, ZONING AND ECONOMIC DEVELOPMENT COMMISSION
JULY 15, 2026

CASE

PZC-26-11

Variation

Cynthia Haney – 1008 Juniper Lane

ISSUE STATEMENT

A petition from Cynthia Haney for a variation from Section 5A-5-11(A) of the City Code to permit a recreational vehicle within the front yard of 1008 Juniper Lane, Darien IL 60561 (PIN 09-27-308-015)

GENERAL INFORMATION

Petitioner:	Cynthia Haney
Property Owner:	Cynthia Haney
Property Location:	1008 Juniper Lane
PIN Number:	09-27-308-015
Existing Zoning:	Single-Family Residence Zoning District (R-2)
Existing Land Use:	Detached Single-Family Home
Comprehensive Plan:	Low Density Residential
Surrounding Zoning & Uses	
North:	Single-Family Residence (R-2); Single-Family
East:	Single-Family Residence (R-2); Single-Family
South:	Single-Family Residence (R-2); Single-Family
West:	Single-Family Residence (R-2); Single-Family
Size of Property:	0.31 Acres
Floodplain:	N/A
Natural Features:	Flat
Transportation:	Accessed from a driveway on Juniper Lane.

ATTACHMENTS

- 1) LOCATION MAP AND AERIAL PHOTO**
- 2) PLAT OF SURVEY**
- 3) SITE PHOTOS**
- 4) JUSTIFICATION LETTER**
- 5) PUBLIC COMMENTS**

BACKGROUND / ANALYSIS

Background: The subject property, 1008 Juniper Lane, is located at the northeast corner of Warwick Avenue and Juniper Lane in the Single-Family R-2 District (see Attachment 1). It is part of the Brookhaven Manor Subdivision. The 0.31-acre parcel is improved with a single-family residence that, based on historic aerial surveys, was constructed in 1959, 10 years before the City's incorporation. The original plat of survey is included as Attachment 2.

In May 2026, the City's Code Enforcement officer observed a small 25-foot camper trailer in the front yard, and began enforcement to have the trailer moved to an allowable location (side or rear yard on a paved surface). Following discussions with the property owner regarding the

characteristics of the property (detailed later in this report), the property owner is now seeking approval of a variation.

Proposal: As shown in the photos provided by the petitioner (Attachment 3), the petitioner is seeking approval of a variation to park the 25-foot recreational camper trailer in the front driveway of the home.

Zoning Code Regulations: Section 5A-5-11(A)(1) of the Darien Zoning Code prohibits RVs and trailers from being parked on the front driveway or in the front yard of residential properties (side yard or rear yard only), except for a period no longer than three days, for cleaning, loading, and unloading. Subsequent sections of the code require that they be “parked or stored on an asphalt, concrete or other hard surface material.”

Variation: In order to allow the RV/trailer to be parked in the driveway, a variation from Section 5A-5-11(A)(1) is required.

Findings of Fact: City staff has reviewed the petitioner’s submitted documents. The petitioner submitted a Justification Letter (see Attachment 4) with a detailed description of the project and requested relief, in addition to Findings of Fact that would support the variation request. The applicant states that the home, constructed in 1965, was originally built at an angle on the lot, resulting in a driveway configuration that makes compliance with the City's recreational vehicle parking regulations practicably difficult. The letter further explains that pine trees planted when the home was constructed, over 60 years old, substantially screen the recreational vehicle from public view and references the property's long ownership history and original development as additional context for the requested variation.

Staff Analysis / Conditions: The requested variation would allow the RV to be parked within the front yard where such parking is not permitted. The subject property is a corner lot with a dwelling oriented at an angle to the street, resulting in a driveway configuration that limits parking options while complying with the ordinance. The applicant states that the recreational vehicle is substantially screened from public view by mature landscaping. The PZEDC should consider the property's unique characteristics, the applicant's stated justification, and the requested relief in relation to the applicable standards for granting a variation.

If recommended for approval, staff recommends a condition limiting the variation to a single recreational vehicle not exceeding 25 feet in length.

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.

PUBLIC COMMENTS

As of publication, one public comment has been received, in support of the application. Public comments are included as Attachment 5.

DECISION MODE

The Planning, Zoning and Economic Development Commission will consider this item at its meeting on July 15, 2026.

MEETING SCHEDULE

Planning, Zoning, and Economic Development Commission
Municipal Services Committee
City Council

July 15, 2026
July 20, 2026
July 20, 2026

ArcGIS Web Map

DuPage Web Mapping Application - DuPage County, Illinois



0 0.01 0.01 0.03 0.04 0.06
mi

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>

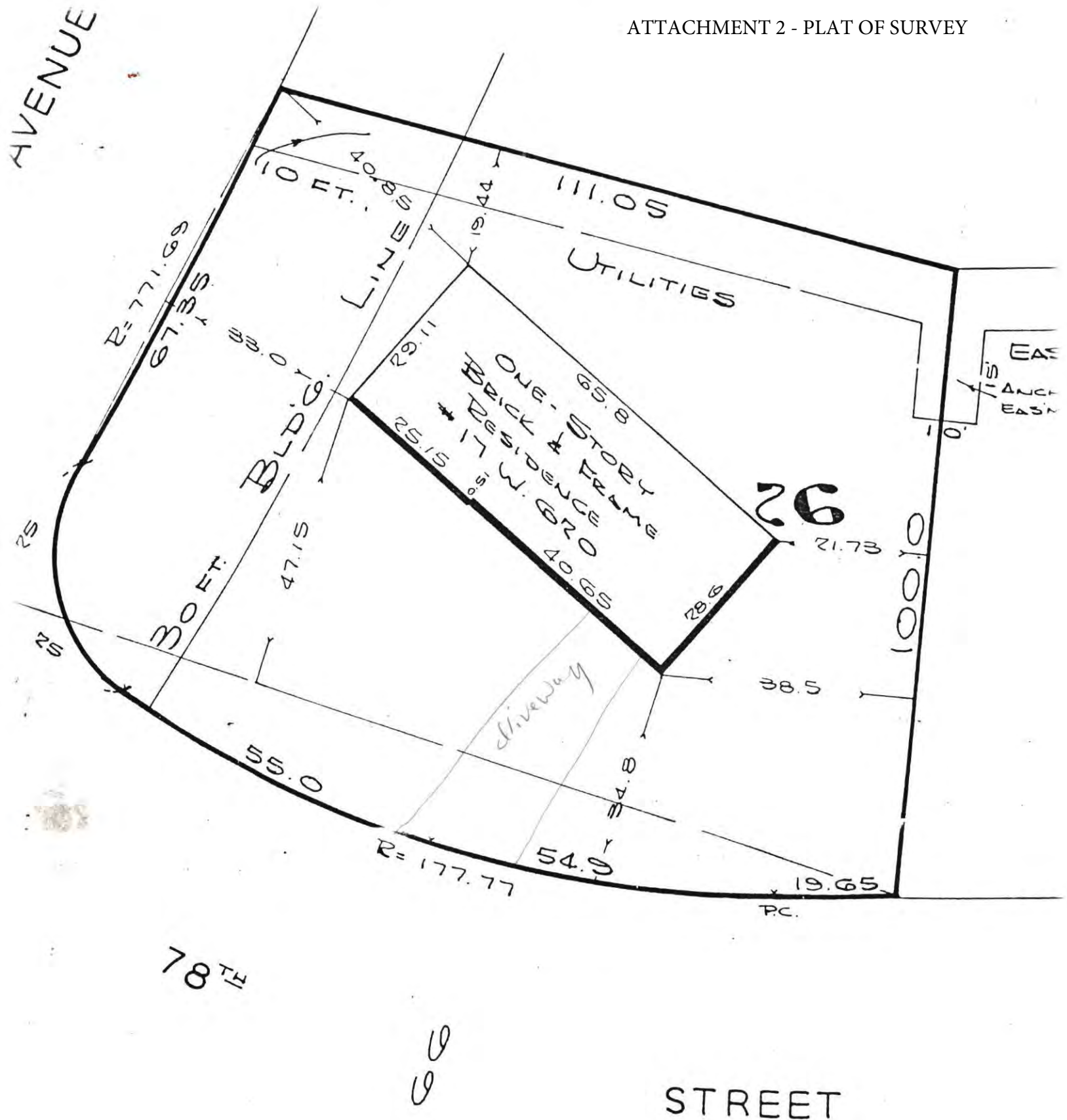


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- DuPage County
- Townships
- Sections
- Quarter Sections
- Half Quarter Sections

Regional County Boundaries

- COOK
- KANE
- KENDALL
- LAKE



Plot for 17 W 620 78th Place
Westmont, IL (original from before Darien was incorporated)

View from Walwick Ave

ATTACHMENT 3 - SITE PHOTOS





View from intersection of
Juniper Ln & Warwick Ave





View from Juniper Ln
(Side)



View from backyard (1008 Juniper)
with potential parking pad outlined

May 26, 2026

City of Darien Illinois,

I am submitting a request for a variance to be able to park my camper on my driveway.

My family has owned 1008 Juniper Dr. since 1967. At the time my parents purchased the house, it was known as 17 W. 620 78th Place Westmont Il. My parents participated in choosing the new street name when Darien incorporated.

The plot survey I have submitted was given to my parents when they bought the house. As you can see, the house was built on an angle on the property.

The pine trees on either side of my driveway were young when my parents bought the house. I took the pictures submitted on May 20, 2026. The pine trees are now 60+ years old and conceal the camper from street view very well. The angle is

noted on the back of the pictures

Please feel free to reach out
to me should you have any
questions or need more information.

Thank you for your time

Cynthia Haney
1008 Juniper Ln
Darien, IL
(331) 777-0611

Ryan Murphy

From: Emily Polacek <emily.polacek@gmail.com>
Sent: Thursday, July 2, 2026 2:29 PM
To: Ryan Murphy
Subject: RV Petition

Hello,

I agree with Cindy's request. Living on a corner with mature landscaping, there is no place for her to put her RV that makes sense besides her driveway.

I too have an RV and can't put it on the side of my house. I live at 7818 Stratford Place. I live on the parkway and have mature landscaping. My backyard also floods when it rains heavily so I wouldn't be able to store it there without ripping out bushes and risk of flooding.

Cindy and I take care of our yards. More so than some other people in the community. The RVs are in good working condition and are not eyesores.

Please consider her request.

Thank you!

AGENDA MEMO
PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION
JULY 15, 2026

CASE

PZC-26-13

Final Plat of Subdivision
(Manhard Consulting, Ltd. c/o RCG-Darien PM LLC)

ISSUE STATEMENT

Petition from Richard Grant for approval of a final plat of subdivision and final site plan approval
Petition from Manhard Consulting, Ltd. c/o RCG-Darien PM LLC for approval of a final plat of subdivision to subdivide the former TGI Friday's lot located at 2201 75th Street (PIN 09-29-400-026) into two lots to accommodate the approved Dutch Bros and Andy's Frozen Custard developments.

GENERAL INFORMATION

Petitioner:	Manhard Consulting Ltd.
Property Owner:	RCG-Darien PM LLC
Property Location:	2201 75th Street
PIN Number:	09-29-400-026
Existing Zoning:	General Business District (B-3)
Existing Land Use:	Retail Commercial
Comprehensive Plan:	Commercial
Surrounding Zoning & Uses	
North:	Commercial/Residential, Downers Grove
East:	General Business District (B-3)
South:	General Business District (B-3)
West:	General Business District (B-3)
Size of Property:	1.41 acres
Floodplain:	N/A
Natural Features:	Gentle slope from the north to the south. Fully developed.
Transportation/Access:	The petition site gains access from multiple shared driveways on 75 th Street, a signalized drive aisle on 75 th Street, and a shared driveway on Lyman Avenue.

ATTACHMENTS

- 1. LOCATION MAP AND AERIAL PHOTO**
- 2. ORDINANCE NO. O-17-26**
- 3. FINAL PLAT OF SUBDIVISION**
- 4. ENGINEERING REVIEW LETTER**

BACKGROUND / ANALYSIS

On May 4, 2026, the City Council adopted Ordinance No. O-17-26, approving a Minor Amendment to a PUD, a Preliminary Plat of Subdivision, two Special Use Permits, and Zoning Variations for two drive-through eating and drinking establishments in the Darien Towne Center shopping center, for the construction of a 1,307-square-foot Dutch Bros drive-through and a 1,985-square-foot Andy's Frozen Custard drive-through on the former TGI Friday's site at 2201 75th Street (see Attachments 1 and 2).

The property owner has prepared a final plat of subdivision (Attachment 3) for final approval.

Staff Review of Plans: Planning staff and the City Engineer reviewed the petitioner's plans and found that they substantially conform to the approved preliminary plat and other conditions by the City Council, in accordance with Section 5B-1-6 of the City Code. Dan Lynch with Christopher B. Burke Engineering, Ltd. reviewed the final plat and engineering plans and provided a comment letter (Attachment 4) with minor comments, which have been fully addressed with the final plat.

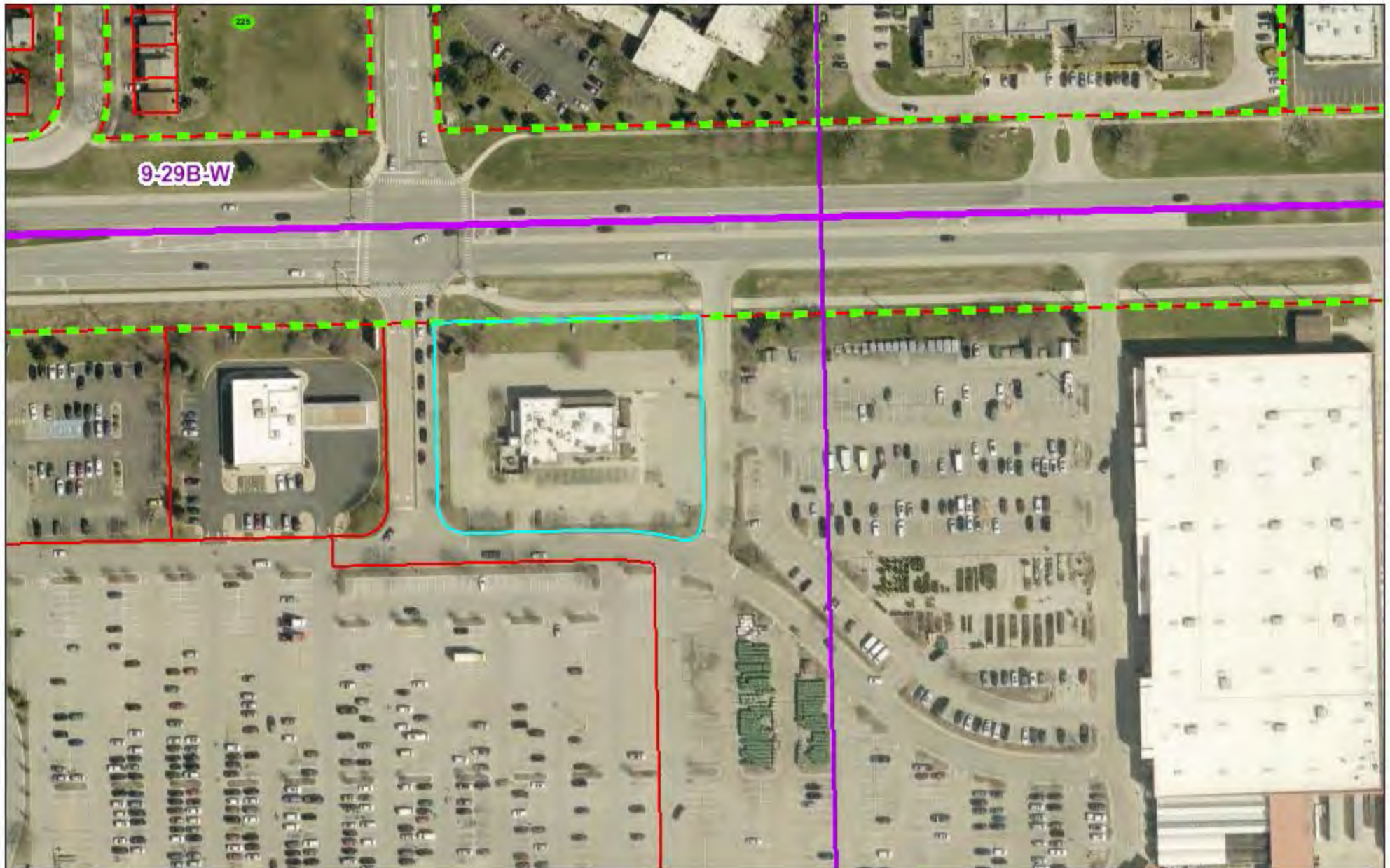
Preliminary Plat and Final Plat: The developer was not required to prepare a preliminary plat as part of the previous approval and could have proceeded directly with a final plat, as the subdivision will not result in more than two lots. However, because certain engineering details had not yet been fully evaluated when the original application was submitted, a preliminary plat was prepared. Under Section 5B-1-5(A) of the City Code, the City Council may approve the final plat following review by the Planning and Zoning Commission, provided both bodies determine that the intent and purpose of the subdivision regulations are not violated.

DECISION MODE

The Planning, Zoning, and Economic Development Commission will consider this item at its meeting on July 15, 2026.

MEETING SCHEDULE

Planning, Zoning, and Economic Development Commission	July 15, 2026
Municipal Services Committee	July 20, 2026
City Council	July 20, 2026



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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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- DuPage County
- Townships
- Sections
- Quarter Sections
- Half Quarter Sections

Regional County Boundaries

- COOK
- KANE
- KENDALL
- LAKE

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

ORDINANCE NO. O-17-26

**AN ORDINANCE APPROVING A MINOR AMENDMENT TO A PLANNED UNIT
DEVELOPMENT, A PRELIMINARY PLAT OF SUBDIVISION, TWO SPECIAL USE
PERMITS, AND ZONING VARIATIONS FOR TWO DRIVE THROUGH EATING AND
DRINKING ESTABLISHMENTS IN THE DARIEN TOWNE CENTER SHOPPING CENTER**

(PZC-26-4: 2201 75th Street, Core Acquisitions, LLC)

**ADOPTED BY THE
MAYOR AND CITY COUNCIL
OF THE
CITY OF DARIEN
THIS 4th DAY OF MAY, 2026**

**Published in pamphlet form by authority of the
Mayor and City Council of the City of Darien,
DuPage County, Illinois, this 5th day of May, 2026.**

ORDINANCE NO. O-17-26

AN ORDINANCE APPROVING A MINOR AMENDMENT TO A PLANNED UNIT DEVELOPMENT, A PRELIMINARY PLAT OF SUBDIVISION, TWO SPECIAL USE PERMITS, AND ZONING VARIATIONS FOR TWO DRIVE THROUGH EATING AND DRINKING ESTABLISHMENTS IN THE DARIEN TOWNE CENTER SHOPPING CENTER

(PZC-26-4: 2201 75th Street, Core Acquisitions, LLC)

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 received a petition to demolish the existing vacant former TGI Fridays restaurant located at 2201 75th Street and redevelop the site with two new quick-service drive-through establishments: a Dutch Bros Coffee and an Andy's Frozen Custard, including a the subdivision of the property into two retail pad sites, two Special Use Permits and Variations from the City's zoning regulations relating to minimum lot area, front and side yard setbacks, parking lot and foundation landscaping, lighting, and signage standards, (the "Petition"); and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Darien Zoning Ordinance, a public hearing was conducted by the Planning, Zoning and Economic Development Commission on April 15, 2026 to consider the Petition; and

WHEREAS, based upon the evidence, testimony, and exhibits presented at the April 15, 2026 public hearing, the Planning, Zoning and Economic Development Commission voted 6-1 to recommend approval of the Petition to the Municipal Services Committee and City Council; and

ORDINANCE NO. O-17-26

WHEREAS, based upon the evidence, testimony, and exhibits presented at the April 27, 2026 Municipal Services Committee meeting, the Committee unanimously recommended approval of the Petition to City Council; and

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

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

SECTION 1: Subject Property. The property which is the subject of this Ordinance is generally located at 2201 75th Street and legally described as follows ("Subject Property"):

PARCEL 1:

LOTS 2 AND 3 IN FINAL PLAT OF SUBDIVISION OF DARIEN TOWNE CENTRE RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN DARIEN TOWNE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 2013 AS DOCUMENT R2013-015754, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND PARCEL 3 AS CREATED BY THE DECLARATION DATED AUGUST 5, 1993 AND RECORDED AUGUST 17, 1993 AS DOCUMENT R93-183596 BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER JUNE 4, 1991 AND KNOWN AS TRUST NUMBER 113974-03 AND WAL-MART STORES, INC. FOR THE PURPOSE OF INGRESS AND EGRESS, UTILITIES, SIGNAGE AND STORMWATER RETENTION. MODIFICATION RECORDED SEPTEMBER 9, 1994 AS DOCUMENT R94-186274 AND RERECORDED OCTOBER 31, 1994 AS DOCUMENT R94-213935. MODIFICATION RECORDED JANUARY 30, 2013 AS DOCUMENT R2013-015758.

ORDINANCE NO. O-17-26

PARCEL 3:

LOTS 9 AND 10 IN DARIEN TOWNE CENTRE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1993 AS DOCUMENT R93-183593, IN DUPAGE COUNTY, ILLINOIS

PARCEL 4:

AN EASEMENT FOR THE BENEFIT OF LOT 2 OF PARCEL 1 AS CREATED BY THE PLAT OF DARIEN TOWNE CENTRE RECORDED AUGUST 17, 1993 AS DOCUMENT R93-183593 FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, MAINTAINING, REPAIRING AND REPLACING A SIGN ON THE NORTH 25 FEET OF THE EAST 25 FEET OF LOT 8 IN DARIEN TOWNE CENTRE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-29-400-026

SECTION 2: Minor PUD Amendment Approved. A minor change to the previously approved Planned Unit Development of the Subject Property is hereby approved to allow the approval of the proposed preliminary plat, entitled “RESUBDIVISION OF LOT 9 IN DARIEN TOWNE CENTRE”, prepared by Atwell, LLC and dated March 18, 2026, on file with the Community Development Department.

SECTION 3: Preliminary Plat of Subdivision Approved. The proposed preliminary plat, entitled “RESUBDIVISION OF LOT 9 IN DARIEN TOWNE CENTRE”, prepared by Atwell, LLC and dated March 18, 2026, on file with the Community Development Department, is hereby approved.

SECTION 4: Variations Approved. The City Council hereby approves the following variations from the Zoning Ordinance and Sign Code:

- A. A variation from Section 5A-8-4-7 of the City Zoning Code to allow for lot sizes of less than 6 acres for the proposed lots.
- B. A variation from Section 5A-8-4-8 of the City Zoning Code to allow for a 30.2-foot reduced front setback for parking facilities along 75th Street for both lots.
- C. Variations from Section 5A-8-4-8 of the City Zoning Code to allow for reduced side yard setbacks of 10.4 feet and 3.2 feet respectively, for the Dutch Brothers

ORDINANCE NO. O-17-26

- and Andy's Custard site plans, and a zero setbacks for parking and landscaping facilities between the two new lots.
- D. A variation from Section 5A-10-7 to permit an exception from the requirement for foundation area landscaping for both of the buildings, as shown in the referenced site plans.
 - E. A variation from Section 5A-10-6 to allow for shade trees required along the perimeter areas to be placed in other areas of the property to allow for greater visibility.
 - F. A variation from Section 5A-11-2-1 to allow for "unshielded" light fixtures for canopy lighting areas for both drive throughs.
 - G. A variation from Section 4-3-10-B-2 and -3 to allow for a ground and wall signage as proposed in the referenced site development plans.

SECTION 4: Special Use Permit Approved – Dutch Bros. The City Council hereby approves a special use to permit the construction of a new freestanding 1,307 square-foot Dutch Bros Coffee drive-through building with associated site improvements within the B-3 General Business District.

SECTION 5: Special Use Permit Approved – Andy's Custard. The City Council hereby approves a special use to permit the construction of a new 1,985 square-foot freestanding Andy's Frozen Custard quick-service restaurant with a drive-through, with associated site improvements, within the B-3 General Business District.

SECTION 6: Site Plan Approval. The City Council hereby approves the site plan for the Petition, entitled "Proposed Improvements for 2201 75th Street", prepared by Manhard Consulting and dated March 18, 2026, on file with the Community Development Department.

SECTION 7: 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. It is the intent of the corporate authorities of the City of Darien that to the extent that 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. 0-17-26

SECTION 8: Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval, and shall subsequently be published in pamphlet form as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS, this 4th day of May, 2026.

AYES: 5 - Belczak, Kenny, Leganski, Stompanato, Sullivan

NAYS: 0 - NONE

ABSENT: 2 - Gustafson, Schauer

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS, this May 4th day of May, 2026.

ATTEST:

Joanne E. Ragona
JOANNE E. RAGONA, CITY CLERK

Joseph A. Marchese
JOSEPH MARCHESE, MAYOR

APPROVED AS TO FORM:

John B. Murphy mg
CITY ATTORNEY



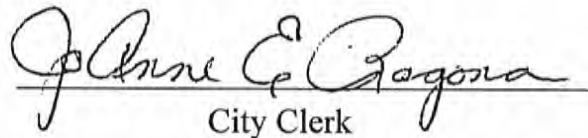
STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, JoAnne E. Ragona, 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;

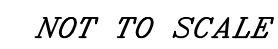
I do further certify that the foregoing constitutes a full, true and correct copy of **ORDINANCE NO. O-17-26 “AN ORDINANCE APPROVING A MINOR AMENDMENT TO A PLANNED UNIT DEVELOPMENT, A PRELIMINARY PLAT OF SUBDIVISION, TWO SPECIAL USE PERMITS, AND ZONING, VARIATIONS FOR TWO DRIVE THROUGH EATING AND DRINKING ESTABLISHMENTS IN THE DARIEN TOWNE CENTER SHOPPING, CENTER (PZC-26-4: 2201 75TH STREET, CORE ACQUISITIONS, LLC”** of The City of Darien, Du Page County, Illinois, Duly Passed and Approved by the Mayor and City Council at a Meeting Held on May 4th, 2026.

IN WITNESS WHEREOF, I have hereunto affixed my official hand and seal this 4th day of May, 2026.




City Clerk

PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



 = EX. PROPERTY LINE
 = EX. LOT LINE

1. DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS DOCUMENT R93-183596 AND RE-RECORDED MODIFICATION R94-213935 INCLUDE COVENANTS THAT RUN WITH THE LAND. SAID COVENANTS INCLUDE EASEMENTS FOR ACCESS, PARKING, UTILITIES. SEE DOCUMENTS FOR PARTICULARS.
2. CROSS-ACCESS SHALL BE ALLOWED BETWEEN LOTS 1 AND 2 OVER PAVED DRIVE LANES.

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.677) ARE RECORD OR DEED VALUES.)
2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER MATTERS WHICH MAY NOT BE REVEALED BY A TITLE REPORT. LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
3. MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ACCORDANCE WITH 765 ILCS 205/1 UPON THE RECORDED OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 5/8" DIAMETER BY 24" LONG REBARS.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS PROFESSIONAL STANDARDS FOR LAND SURVEYING SURVEY. HANNAH CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2027.

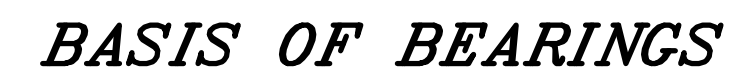
75TH STREET

PART OF LOT 2
DARIEN TOWNE CENTRE RESUBDIVISION
RECORDED JANUARY 30, 2013 AS DOCUMENT NUMBER R2013-015754

LOT 1
26,203 S.F.
0.602 AC

LOT 2
35,209 S.F.
0.808 AC

**PART OF LOT 2
DARIEN TOWNE CENTRE RESUBDIVISION
RECORDED JANUARY 30, 2013 AS DOCUMENT NUMBER R2013-015754**



COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE
COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES,
AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION
SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

CORE ACQUISITIONS
10 PARKWAY NORTH BOULEVARD, SUITE 120
DEERFIELD, IL 60015

CORE ACQUISITIONS
10 PARKWAY NORTH BOULEVARD, SUITE 120
DEERFIELD, IL 60015

AREA: 61,412 SQUARE FEET (1.410 ACRES)

2201 75th STREET
DARIEN, ILLINOIS 60561

09-29-400-026

LOT 1: 26,203 SQUARE FEET (0.602 ACRES)
LOT 2: 35,209 SQUARE FEET (0.808 ACRES)

TOTAL AREA: 61,412 SQUARE FEET (1.410 ACRES)

PART OF LOT 2
 DARIEN TOWNE CENTRE RESUBDIVISION
 RECORDED JANUARY 30, 2013 AS DOCUMENT NUMBER R2013-015754

PART OF LOT 2
 DARIEN TOWNE CENTRE RESUBDIVISION
 RECORDED JANUARY 30, 2013 AS DOCUMENT NUMBER R2013-015754

PART OF LOT 2
DARIEN TOWNE
CENTRE RESUBDIVISION
RECORDED JANUARY 30, 2013 AS
DOCUMENT NUMBER R2013-015754

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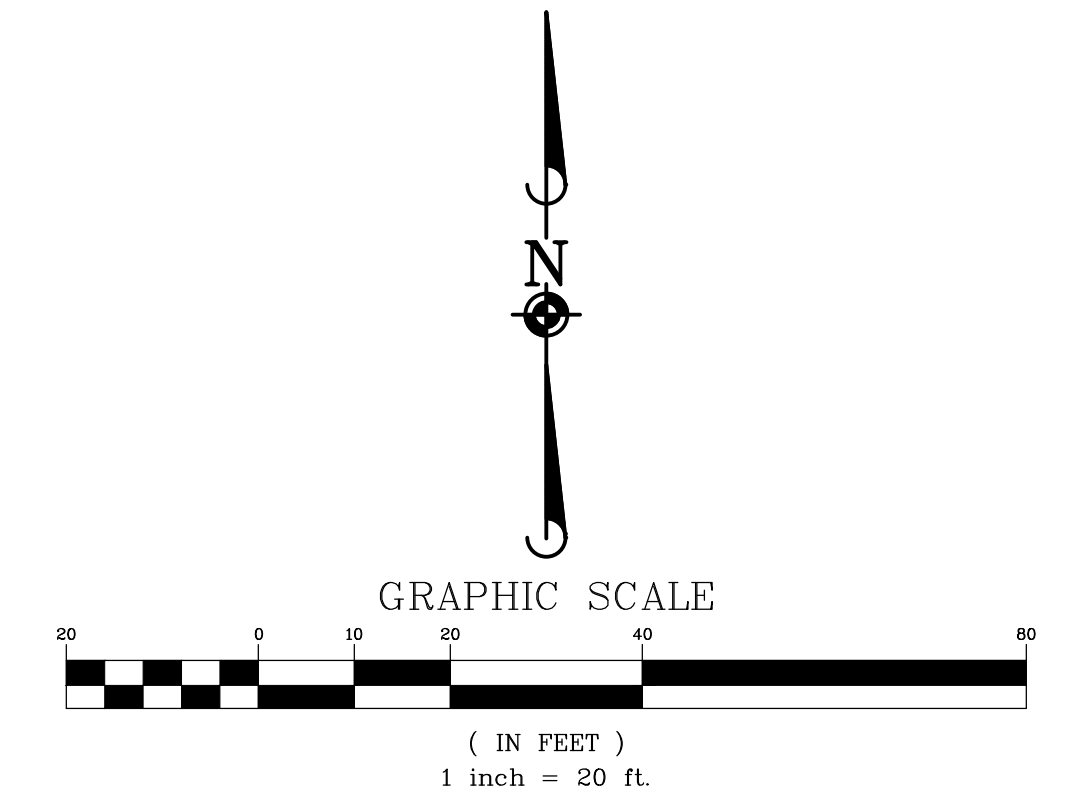
2201 75TH STREET

DARIEN, ILLINOIS

FINAL PLAI

ROJ. MGR.:	JD
ROJ. ASSOC.:	JD
DRAWN BY:	NAL
DATE:	01/20/26
SCALE:	1"=20'
SHEET	
1	OF 4
CAQDRIL01	

PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

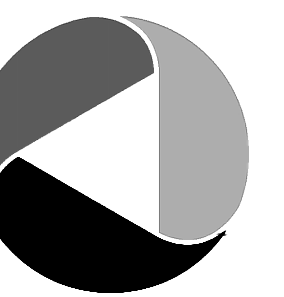


COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

- _____ = EX. PROPERTY LINE
- _____ = EX. LOT LINE
- _____ = EX. EASEMENT LINE
- _____ = EX. BUILDING SETBACK LINE
- 0.00 = MEASURED DIMENSION
- (0.00) = RECORDED DIMENSION
- 0.00** = BOUNDARY DIMENSION
- = 20' WATER MAIN EASEMENT PER DOCUMENT NUMBER R93-183593
- = 10' STORM SEWER EASEMENT PER DOCUMENT NUMBER R93-183593
- = 20' SANITARY SEWER EASEMENT PER DOCUMENT NUMBER R93-183593

[illegible]

ATWELL
866.850.4200 www.atwell.com
333 East Butterfield Road, Suite 600
Lombard, IL 60148
ph:630.691.8500



**22201 75TH STREET
DARIEN, ILLINOIS
FINAL PLAT**

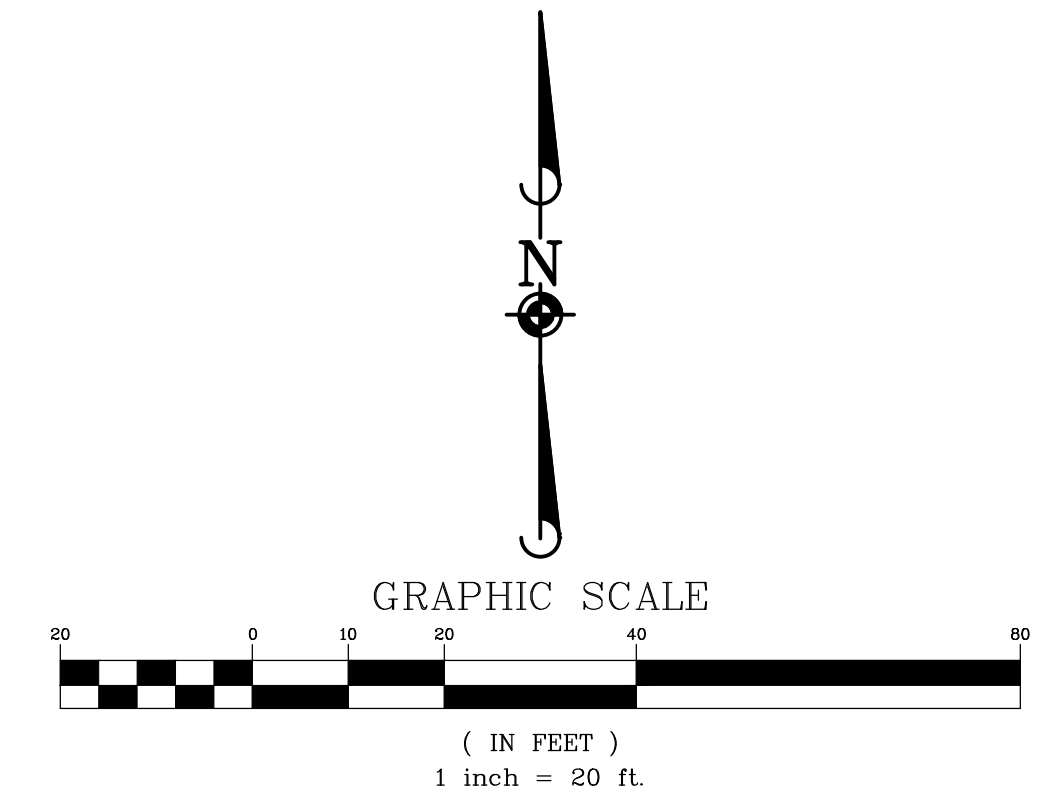
ROJ. MGR.:	<u>JD</u>
ROJ. ASSOC.:	<u>JD</u>
DRAWN BY:	<u>NAL</u>
DATE:	<u>01/20/26</u>
SCALE:	<u>1" = 20'</u>

SHEET

2 OF **4**

CAQDRIL01

PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

	= EX. PROPERTY LINE
	= EX. LOT LINE
	= EX. EASEMENT LINE
	= EX. BUILDING SETBACK LINE
	= LOT DIMENSION
	= BOUNDARY DIMENSION

0.00			
0.00			
	=	20' WATER MAIN EASEMENT PER DOCUMENT NUMBER R93-183593	
	=	10' STORM SEWER EASEMENT PER DOCUMENT NUMBER R93-183593	
	=	20' SANITARY SEWER EASEMENT PER DOCUMENT NUMBER R93-183593	

PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THIS PLAN ARE RESERVED FOR AND GRANTED TO THE CITY OF DARIEN, ILLINOIS, FOR THE USE OF THE FOLLOWING UTILITIES: THE CHICAGO & NORTHWESTERN RAILROAD COMPANY, THE CHICAGO & NORTHWESTERN POWER COMPANY, THE CHICAGO & NORTHWESTERN TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY, A CABLE TELEVISION OR COMMUNICATIONS COMPANY AND THEIR SUCCESSORS AND ASSIGNS FOR THE CONVEYANCE OF WATER, GAS, STEAM, ELECTRICITY, TELEPHONE, CABLE TELEVISION OR COMMUNICATIONS, TO OPERATE VARIOUS TRANSMISSION DISTRIBUTION AND COLLECTION SYSTEMS AND ALL NECESSARY LINES, NECESSARY EASEMENTS AND RIGHTS OF WAY, AND TO MAINTAIN, REPAIR, REPLACE, IMPROVE, EXTEND, ALTER, REMOVE OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS. THE CITY OF DARIEN, ILLINOIS, HEREBY GRANTS TO THE ABOVE NAMED UTILITIES THE RIGHT TO MAINTAIN, REPAIR, REPLACE, IMPROVE, EXTEND, ALTER, REMOVE OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. THE FORESAID USES OR RIGHTS, LOCATION OF UTILITY INSTALLATIONS WITHIN THE EASEMENT, THE LOCATION OF UTILITY INSTALLATIONS AND THE LOCATION OF UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF DARIEN.

PRINTED NAME AND TITLE _____

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC

PRINTED NAME AND TITLE _____

_____ AND _____
 OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE
 SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME
 THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS
 INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET
 FORTH.

NOTARY PUBLIC

PLEASE TYPE/PRINT NAME

PLEASE TYPE/PRINT NAME

DATE OF FIELD SURVEY: SEPTEMBER 24, 2025

PROJ. MGR.: JD
 PROJ. ASSOC.: JD
 DRAWN BY: NAL
 DATE: 01/20/26
 SCALE: N.T.S.

SHEET

4 OF 4

CAQDRIL01



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

June 24, 2026

City of Darian
1702 Plainfield Road
Darien, Illinois

Attention: Ryan Murphy

Subject: 2201 75th Street – Final Plat of Subdivision
(CBBEL Project No. 950323.H0282)

Dear Ryan:

As requested, we have reviewed the Final Plat of Resubdivision of Lot 9 n Darien Towne Centre, prepared by Atwell, consisting of 4 pages, and dated January 20, 2026 The following comment shall be addressed before we can recommend approval:

1. An easement provision is needed for the 15' Private Utility Easement that is shown to be granted. The purpose of the easement is to allow Lot 2 to extend their sanitary service across a portion of Lot 1.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, reading 'Daniel L. Lynch', is positioned above the printed name.

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

Cc Dan Gombac, City of Darien