

**AGENDA MEMO**  
**PLANNING, ZONING AND ECONOMIC DEVELOPMENT COMMISSION**  
**MARCH 18, 2026**

**CASE**

PZC-26-3                      Minor Amendment to Planned Unit Development, Final Plat of Subdivision  
Conner Franklin c/o RCG Ventures – 8245, 8251, and 8255 Lemont Road

**ISSUE STATEMENT**

Petition from Connor Franklin c/o RCG Ventures for a minor amendment to a planned unit development and plat of subdivision to subdivide the property at 2101 West 75th Street (PIN 09-29-400-033) into two lots within the General Business District (B-3). There will be no new construction, and no other changes are proposed.

**GENERAL INFORMATION**

Petitioner:	Conner Franklin c/o RCG Ventures
Property Owner:	RCG Ventures Inc. 2101 West 75 <sup>th</sup> Street 09-29-400-033
Property Location:	General Business District (B-3)
PIN Number:	Large Retail Shopping Center
Existing Zoning:	Commercial
Existing Land Use:	
Comprehensive Plan:	
Surrounding Zoning & Uses	Commercial/Residential, Downers Grove Community Shopping Center (B-2) District
North:	Single Family Residential (R-2)
East:	Multiple Family Residential (R-3) and B-2
South:	
West:	
Size of Property:	16.321 +/- Acres
Floodplain:	N/A
Natural Features:	N/A
Transportation:	The petition site gains access 75 <sup>th</sup> Street and Lyman Avenue via five driveways and one signalized intersection.

**ATTACHMENTS**

- A) LOCATION MAP AND AERIAL PHOTO**
- B) FINAL PLAT OF SUBDIVISION**
- C) ENGINEERING REVIEW LETTER**

**BACKGROUND / PROPOSAL**

Darien Towne Centre is an approximately 53-acre commercial development located at the northeast corner of 75th Street and Lyman Avenue, bounded on the south by Manning Road (see Attachment A). The property was annexed into the City and zoned B-3 with a Planned Unit Development special use in 1993, pursuant to Annexation Agreement Ordinance No. O-16-93. The development was approved for a regional shopping center of up to 400,000 square feet,

including anchor retail tenants and outlots. Currently, the center is home to Wal-Mart, Aldi and Home Depot, along with many other in-line retail tenants and other businesses and banks. RCG Ventures Inc. now proposes to subdivide the existing lot that is occupied by Home Depot, which would allow for separate ownership and management of lot in the future if desired by either party.

Pursuant to Section 5A-3-2-5 of the Darien Municipal Code, minor amendments to an approved Planned Unit Development and final plats are subject to review and approval by the Plan Commission and City Council.

**ANALYSIS**

*Minor PUD Amendment:* The proposed minor PUD amendment satisfies the procedural requirements of Section 5A-3-2-5 of the Darien Municipal Code rather than reflecting any substantive change to the development. It does not alter the approved concept, intent, permitted uses, or any governing conditions of the Darien Towne Centre PUD in any way. Furthermore, any future development or redevelopment of individual parcels within the center will remain subject to the full site plan review and approval process, ensuring that the City retains meaningful oversight over any changes that could affect the character or function of the development.

*Final Plat of Subdivision / Streamlined Procedures for Lot Splits:* In accordance with Section 5B-1-5(A) of the City Code, following the Planning, Zoning and Economic Development Commission “finding the intent and purpose of these subdivision regulations not violated, the City Council may approve such plat without further procedure.” As such, the proposed plat is a final plat for the purpose of subdividing the lot.

*Staff Review:* Staff reviewed the proposed final plat of subdivision (see Attachment B). No new development is proposed and the building placement remains unchanged. As such, the project complies with all applicable development standards. The shopping center was approved and constructed as a single unified commercial development under a Planned Unit Development (PUD), with tenant spaces sited at near-zero separation consistent with that unified design. The internal lot lines created through subdivision are administrative in nature and do not establish new side yard relationships or render the development nonconforming. A subsequent administrative subdivision cannot impose new zoning burdens on a lawfully constructed development; to interpret otherwise would effectively modify the terms of the PUD without the public hearing and Plan Commission and City Council approval that such a modification requires. Accordingly, side yard setback requirements are applied to the perimeter of the overall development, and no variation is required.

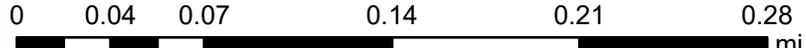
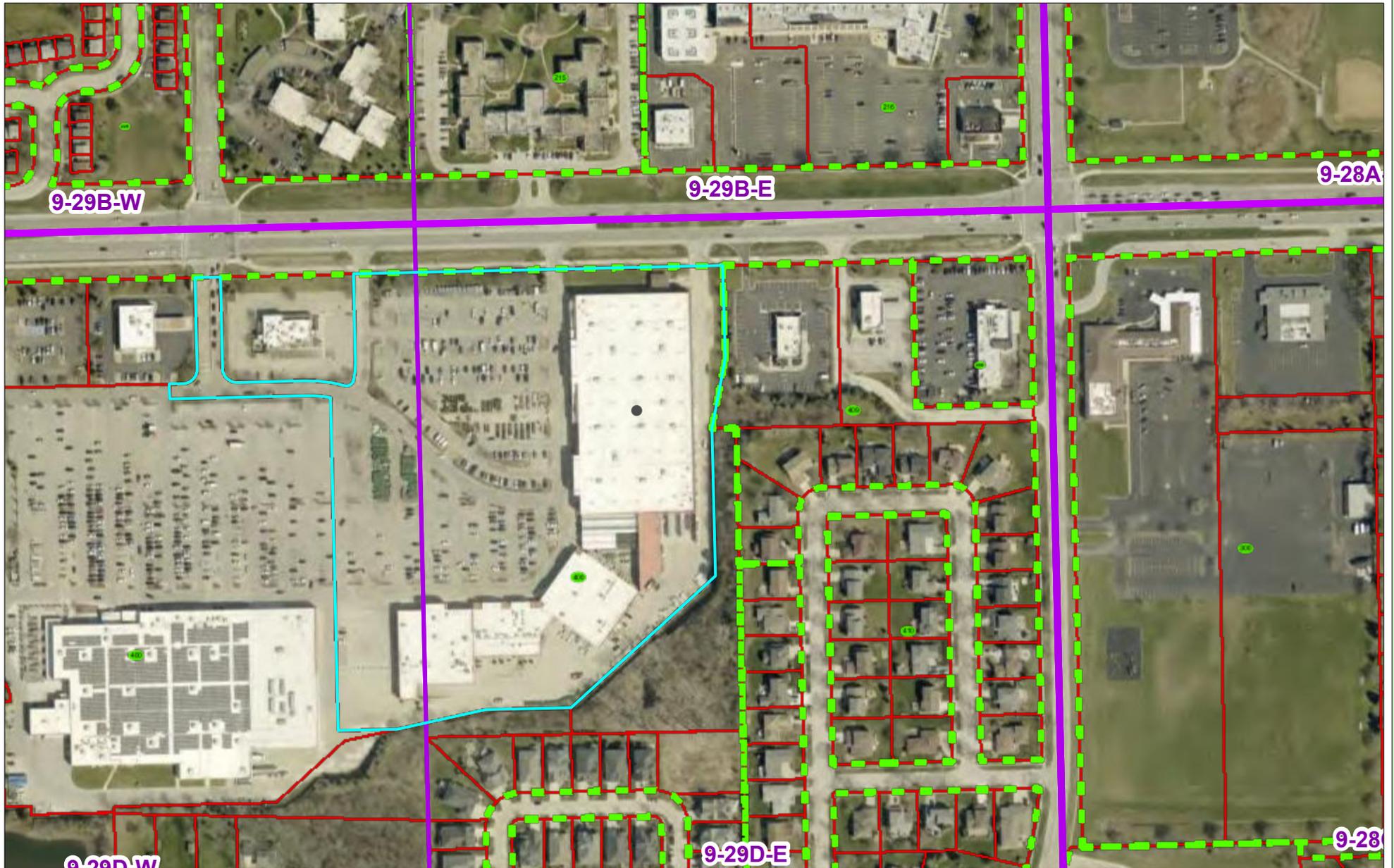
The City’s Engineering consultant, Christopher B. Burke Engineering, reviewed the proposed plat. Minor comments were provided, outlining formatting changes that were needed in order to allow processing of the final plat. The petitioner revised the plat to comply with those requirements.

**DECISION MODE**

The Planning, Zoning and Economic Development Commission will consider this item at its meeting on March 18, 2026.

**MEETING SCHEDULE**

Planning and Zoning Commission	March 18, 2026
Municipal Services Committee	March 23, 2026
City Council	April 6, 2026



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

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

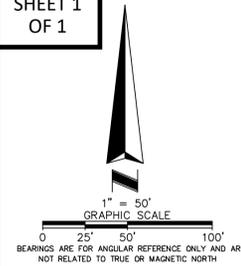
- Regional County Boundaries
- COOK
  - KANE
  - KENDALL
  - LAKE

FINAL PLAT OF SUBDIVISION

OF

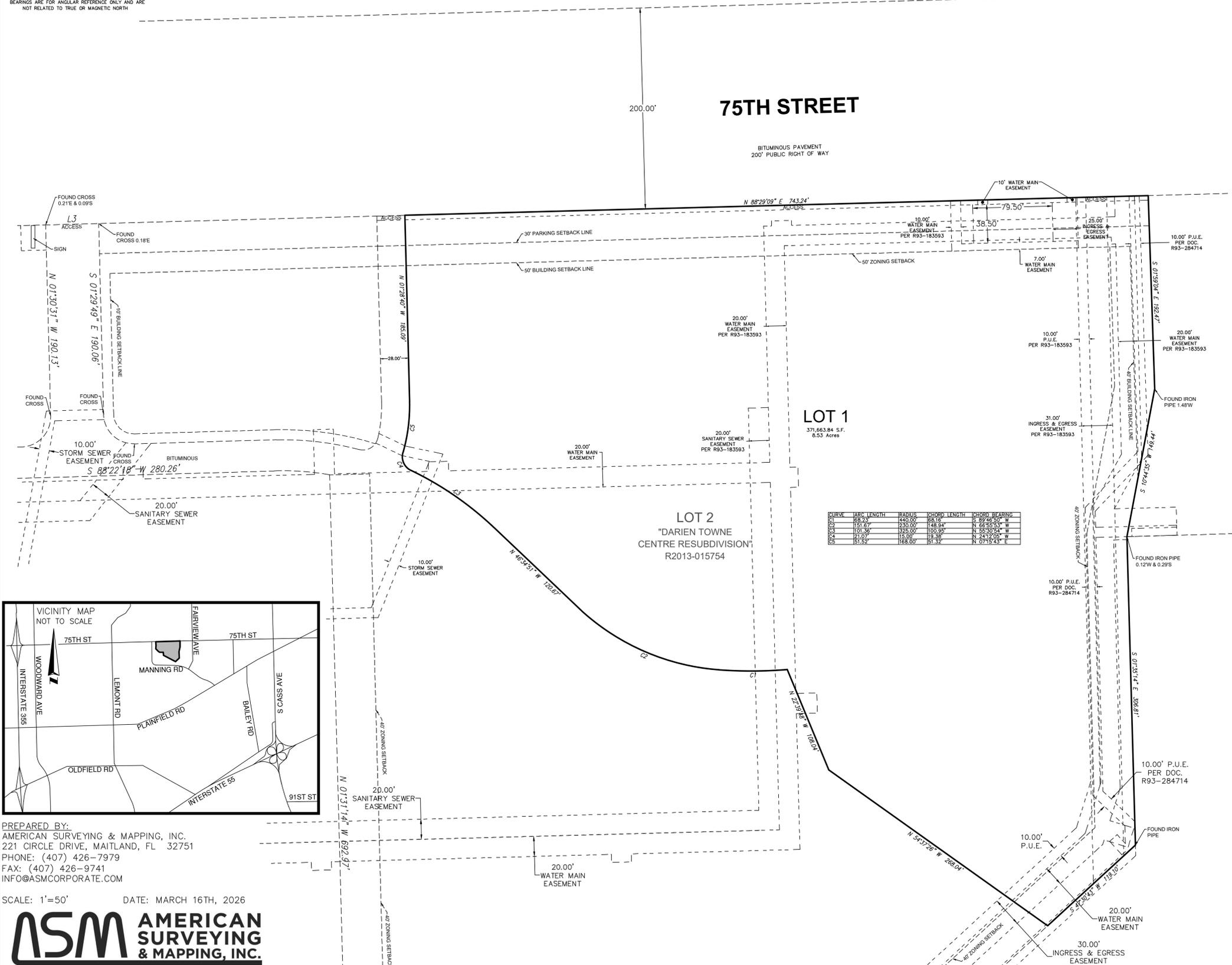
DARIEN TOWNE CENTRE RESUBDIVISION II

BEING A PART OF LOT 2 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.



75TH STREET

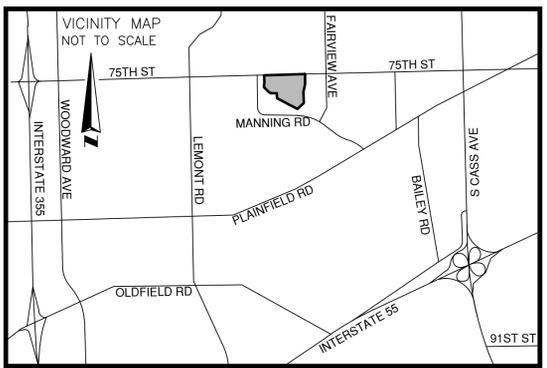
BITUMINOUS PAVEMENT 200' PUBLIC RIGHT OF WAY



LOT 1 371,663.84 S.F. 8.53 Acres

LOT 2 "DARIEN TOWNE CENTRE RESUBDIVISION" R2013-015754

Table with columns: CHORD, ARC LENGTH, RADIUS, CHORD BEARING, CHORD BEARING. Contains survey data for various points.



PREPARED BY: AMERICAN SURVEYING & MAPPING, INC. 221 CIRCLE DRIVE, MAITLAND, FL 32751

SCALE: 1"=50' DATE: MARCH 16TH, 2026



STATE LETTER REQUIREMENT STATE OF ILLINOIS ) ) SS COUNTY OF DU PAGE ) TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF...

DATED THIS \_\_\_ DAY OF \_\_\_, 202\_.

ENGINEER OWNER OR ATTORNEY

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS ) ) SS COUNTY OF DU PAGE ) I, \_\_\_ CITY TREASURER OF THE CITY OF DARIEN, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OF ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT DARIEN, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_ DAY OF \_\_\_, 202\_.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS ) ) SS COUNTY OF DU PAGE ) APPROVED BY THE PLAN COMMISSION OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_ DAY OF \_\_\_, 202\_.

CHAIRMAN

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS ) ) SS COUNTY OF DU PAGE ) I, \_\_\_ CITY CLERK OF THE CITY OF DARIEN, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON \_\_\_ 202\_ AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID CITY.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND THE SEAL OF THE CITY OF DARIEN, ILLINOIS, THIS \_\_\_ DAY OF \_\_\_, 202\_.

CITY CLERK

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS ) ) SS COUNTY OF DU PAGE ) I, \_\_\_ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT WEATON, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_ DAY OF \_\_\_, 202\_.

COUNTY CLERK

OWNER'S AND SCHOOL CERTIFICATE STATE OF \_\_\_ ) ) SS COUNTY OF \_\_\_ ) 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.

THE UNDERSIGNED HEREBY DEDICATED FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES AND GRANTS EASEMENTS FOR PUBLIC USE AND FOR THE INSTALLATION OF VARIOUS PUBLIC UTILITIES AS DESIGNATED AND/OR AS STATED IN THE UTILITY EASEMENT PROVISIONS STATED HEREON.

ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE CITY OF DARIEN AND TO ANY ENTITY OPERATING UNDER FRANCHISE FROM THE CITY INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY, A CABLE TELEVISION OR COMMUNICATIONS COMPANY AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS TRANSMISSION DISTRIBUTION AND COLLECTION SYSTEMS AND ALL NECESSARY LINES, NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM 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, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. LOCATION OF UTILITY INSTALLATIONS WITHIN THE EASEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF DARIEN AS TO DESIGN AND LOCATION. ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF DARIEN.

ALSO THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE, LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICTS:

- CENTER CASS SCHOOL DISTRICT 66
COMMUNITY HIGH SCHOOL DISTRICT 99
COMMUNITY COLLEGE DISTRICT 502

DATED THIS \_\_\_ DAY OF \_\_\_, 202\_.

BY: SIGNATURE PRINT NAME TITLE

ATTEST: SIGNATURE PRINT NAME

NOTARY'S CERTIFICATE STATE OF \_\_\_ ) ) SS COUNTY OF \_\_\_ )

I, \_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT I, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_ DAY OF \_\_\_, 202\_.

NOTARY PUBLIC

P.I.N.'S AFFECTED: 09-29-400-033 NOTE: THE \*ORIGINAL RECORDED PLAT\* SHALL BE SENT TO: CITY OF DARIEN, IL 1702 PLAINFIELD ROAD DARIEN, IL 60561

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS ) ) SS COUNTY OF \_\_\_ ) THIS IS TO CERTIFY THAT I, DARRELL KRUEHL, REGISTERED ILLINOIS LAND SURVEYOR NO. \_\_\_, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

LOT 2 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.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DARIEN RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I FURTHER CERTIFY THAT THE LAND IS WITHIN THE CITY OF DARIEN (OR WITHIN ONE AND ONE-HALF (1 1/2) MILES OF THE CORPORATE LIMITS OF THE CITY OF DARIEN) WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED. I FURTHER CERTIFY THAT THE LANDS SHOWN ON THIS PLAT ARE NOT SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE AND THIS PLAT HAS BEEN REVIEWED BY THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS FOR THE PURPOSE OF DETERMINING, FOR THE PROTECTION OF PERSONS AND PROPERTY, THE FLOOD HAZARDS INVOLVED AND A REPORT THEREON FILED BY THAT DEPARTMENT WITH THE RECORDER OF DEEDS.

GIVEN UNDER MY HAND AND SEAL AT \_\_\_, ILLINOIS, THIS \_\_\_ DAY OF \_\_\_, 202\_.

SIGNATURE PRELIMINARY DARRELL KRUEHL, PLS PROFESSIONAL LAND SURVEYOR NO. 35-3102 (SEAL)

EXPIRES THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ILLINOIS PROFESSIONAL DESIGN FIRM NO. \_\_\_



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

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

February 28, 2026

City of Darien  
1702 Plainfield Road  
Darien, Illinois

Attention: Ryan Murphy

Subject: 2099 75<sup>th</sup> Street – Plat of Subdivision  
(CBBEL Project No. 950323.H0281)

Dear Ryan:

As requested, we have reviewed the Darien Towne Centre Resubdivision II prepared by JLH Land Surveying, Inc. and dated September 3, 2025. No new development or improvements are currently proposed. It is our understanding that portions of Lot 2 will be consolidated to create Lot 1 for The Home Depot. The following comments with respect to Title 5.B Subdivision Regulations of City Code are provided for your use:

1. The owner's certificate shall follow the format shown in Section 5B-1-18, Exhibit A. The Public and Drainage Easement Provision may be omitted, as the language contained within the Owner's Certificate already addresses this requirement. The school districts shall remain.
2. In accordance with the previous comment, the required format for each certificate can be found in Section 5B-1-18 of Subdivision Regulations ([www.darien.il.us/government/city-code](http://www.darien.il.us/government/city-code)). Review and revise accordingly.
3. According to Section 5B-1-18, City's Clerk and Mayor's Certificate shall be added to the plat.
4. The recorder's certificate is not required according to Section 5B-1-18.
5. The City Council certificate shall be replaced with the City Clerk's certificate specified in Section 5B-1-18 Exhibit J.
6. The City Engineer's Certificate would seem unnecessary as there are no proposed improvements.
7. The note on the left side of page 2 referring to the Village of Winfield shall be revised to City of Darien.

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

Sincerely,

A handwritten signature in green ink, appearing to read "Daniel Lynch". The signature is written in a cursive style with a large initial "D".

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

Cc Dan Gombac, City of Darien

## MINUTES CITY OF DARIEN

### PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Wednesday, March 4, 2026

**PRESENT:** Lou Mallers – Chairperson, Jonathan Christ, Shari Gillespie, Chris Jackson

**ABSENT:** Chris Green, Jonathan Johnson, Mark Kazich

**OTHERS:** Ryan Murphy - City Planner

Chairperson Lou Mallers called the meeting to order at 7:00 p.m. at the Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Chairperson Mallers declared a quorum present and swore in any audience member wishing to present public testimony.

#### **Regular Meeting – New Business**

- a. **PZC-26-2 – 7511 Lemont Road – Special Use (Darick Ammons) – Petition for the approval of a Special Use Permit for the establishment and operation of a pool hall/amusement use with a full kitchen and bar within the Chestnut Court shopping center located in the B-3 (General Business) zoning district at the southeast corner of 75<sup>th</sup> Street and Lemont Road, commonly known as 7511 Lemont Road (PINs 09-29-300-008, 09-29-300-022, 09-29-300-023, 09-29-300-024, and 09-29-300-025).**

Mr. Ryan Murphy, City Planner stated that the petition would be for a special use, amusement establishment, and noted that it would be mixed-use zoning, correcting a typo from his report. He stated that the establishment would be located in the Chestnut Court shopping center in the previous XSport Fitness location, and that it would be a pool hall with a full kitchen and bar. He further presented a conceptual floor plan and interior and exterior renderings, stating it would include a craft bar, 2<sup>nd</sup> floor mezzanine, video gaming and darts. Mr. Murphy stated that the code could not regulate hours of operation, so the proposed may be subject to change. He stated that there had been no formal public comments made, but there had been some chatter on social media regarding the proposal.

Mr. Murphy outlined the responsibilities of the commission. He stated that the business would be well insulated by the design of the shopping center, and reminded the commission that a TIF had been approved last year, but any use of the TIF funds would require approval from the property owner.

Mr. Darick Ammons, petitioner, stated that the project had been a couple years in the works and he was excited to see it presented. He stated that he would like a large, welcoming, well-lit and clean space that would appeal to any generation. He further stated that he noticed the younger generation spending more time at social events like the proposed, and he wanted to create something bigger than just pool, but big for the community as a whole.

Chairperson Mallers questioned if this was the petitioner's first establishment like this.

Mr. Ammons confirmed that it was. He further explained the reason behind the business name 9-Sting.

Commissioner Shari Gillespie questioned if it would be 21 and over.

Mr. Ammons stated that he wanted to work with the local high schools to bring kids in for gym classes, and would be open on Sundays and look at a possible expansion for a younger crowd.

Mr. Murphy noted that Director Dan Gombac had informed him of a question from an alderman regarding minors coming in to the establishment. He stated that they would abide by Illinois law, which would allow minors given certain areas be restricted if consuming alcohol. He further confirmed that they would abide by state law and the liquor license requirements.

Commissioner Chris Jackson questioned what their business model would be.

Mr. Ammons stated that they would have the mezzanine as a membership type place and for private events, that there would be leagues using the space, that they would bring in younger kids for tournaments and classes, and they would bring in a bourbon expert for education.

Chairperson Mallers stated that this was a growing, popular thing, and that Q Bar is used a lot. He stated that this would be the largest vacant space in Chestnut Court, and questioned what other types of entertainment they would have.

Mr. Ammons stated that they would have mocktails, high-end dart boards, shuffleboard, and would overall have a high-end feel.

Commissioner Gillespie questioned what the restaurant would be like.

Mr. Ammons stated that it would be a full restaurant, not bar food. He stated that the gaming part of the establishment would be high tech and the restaurant would still be part of the vibe, but have a more organic feel.

Alderman Eric Gustafson, Ward Six, stated he had been getting calls from residents about kids coming in to the establishment, and he would like to see set times for families to get in for tournaments. He thanked the petitioner for choosing Darien, and stated that he would like to see as many residents included in the experience as possible.

Someone in the audience questioned if there would be pool tables for kids.

Mr. Ammons stated that there is cool technology he would use that would be appealing to kids, and he would want to bring his grandkids in.

Another person in the audience stated that pool would also allow anyone physically disabled or wheelchair bound to play.

Alderman Gustafson questioned if there would be specific tables for those disabled.

Mr. Ammons stated that they wouldn't need them as pool tables are designed for all.

Chairperson Mallers questioned what attracted the petitioner to Darien.

Mr. Ammons stated that the legal gambling drew him in and that the intersection was very busy and accessible.

Chairperson Mallers questioned when he would anticipate opening.

Mr. Ammons stated he had a hard target of August 15<sup>th</sup> because he would need to bring the leagues in before September 1<sup>st</sup>.

Commissioner Jackson questioned how people would get up to the second floor.

Mr. Ammons stated that he was looking into getting an elevator.

Commissioner Jackson questioned how his model would differ from Q Bar?

Mr. Ammons stated that he shoots pool there and it is a different vibe altogether. He stated that his business would be world class, higher scale, and have a more relaxed ambiance.

Mr. Murphy stated that when the commission would consider public convenience, they would not be preventing competition.

Mr. Ammons stated that in some ways it would be competition, but mostly it would be meeting a growing demand.

Commissioner Jackson thanked the petitioner for choosing Darien and stated that this business would be an anchor that could catalyze more tenants and create a good mix in the shopping center.

Mr. Murphy stated that the city is in active discussion to bring more businesses in to Chestnut Court, and the first would be important.

Commissioner Jackson questioned if the petitioner would do exterior remodeling.

Mr. Ammons stated that he had proposed an exterior remodel and would want both interior and exterior to be world class.

Commissioner Jackson made a motion, seconded by Commissioner Gillespie to approve PZC-26-2 – 7511 Lemont Road – Special Use (Darick Ammons) – Petition for the approval of a Special Use Permit for the establishment and operation of a pool hall/amusement use with a full kitchen and bar within the Chestnut Court shopping center located in the B-3 (General Business) zoning district at the southeast corner of 75<sup>th</sup> Street and Lemont Road, commonly known as 7511 Lemont Road (PINs 09-29-300-008, 09-29-300-022, 09-29-300-023, 09-29-300-024, and 09-29-300-025).

Upon roll call vote, the MOTION CARRIED UNANIMOUSLY 4-0.

Mr. Murphy announced that the petition would move to Municipal Services on March 23.

### **Regular Meeting – Old Business**

There was no old business to discuss.

### **Staff Updates & Correspondence**

Mr. Murphy stated that the next meeting would consider a plat subdivision at Home Depot.

He stated that two businesses had submitted formal applications for the former TGIF location.

He stated that they would see another time extension for the drive thru space by Taco Bell.

He stated that the city had been holding weekly meetings with restaurants looking to come into Chestnut Court. He further stated that there would potentially be an additional tenant space available in the shopping center.

He stated that the developer had made progress on the condos on Plainfield and all easements had been secured.

He stated that 2505 75<sup>th</sup> St would be submitting a variation to remove the fence requirement.

He stated that the gas station on Cass and Frontage would break ground in the spring.

He stated that the commercial vehicle update had been approved with some edits made to the original proposal.

He stated that Al Chile was not in operation and would be trying to sell.

He stated that Rosati's would be applying for a liquor license and would be adding gaming.

### **Approval of Minutes**

There was no one in the audience wishing to present public comment.

Commissioner Jackson made a motion, seconded by Commissioner Gillespie to approve the February 18, 2026 Minutes.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 4-0.

**Next Meeting**

Chairperson Mallers announced that the next meeting would be scheduled for March 18, 2026.

**Public Comments (On Any Topic Related to Planning and Zoning)**

There was no one in the audience wishing to present public comment.

**Adjournment**

With no further business before the Commission, Commissioner Christ made a motion, seconded by Commissioner Jackson to adjourn. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 7:50 p.m.

Respectfully Submitted:

Approved:

X

\_\_\_\_\_  
Jessica Plzak  
Secretary

X

\_\_\_\_\_  
Lou Mallers  
Chairperson