

## MINUTES CITY OF DARIEN

### PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Wednesday, March 18, 2026

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

**ABSENT:** Chris Green, Jonathan Johnson

**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.

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

- a. **PZC-26-3 – 2101 W 75<sup>th</sup> Street – Final Plat of Subdivision (Connor Franklin c/o RCG Ventures) – Petition for a minor amendment to a planned unit development and plat of subdivision to subdivide the property at 2101 West 75<sup>th</sup> 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.**

Mr. Ryan Murphy, City Planner, stated that the petitioner would split the lot in two, with no construction or other changes proposed. He stated that the petition would just be a formality, and any future changes would require a separate PUD amendment and zoning approval. He further stated that they would make sure all easements were in place, no regulations were violated, and staff would recommend approval.

Chairperson Mallers swore in the petitioner. He questioned if this was typical for larger corporations.

Mr. Peter Foran, RCG Ventures, stated that RCG owns shopping centers across the U.S. and they typically see properties like this under different ownerships. He stated that Home Depot would take over the responsibility for managing the parcel and may eventually purchase the property.

Chairperson Mallers questioned if Walmart would do this eventually.

Mr. Murphy stated that Walmart already owns their property.

Mr. Foran stated that they would be mimicking the Walmart side of the property with the Home Depot, where they would maintain their property.

Chairperson Mallers questioned if the advantage would be reduced cost, risk and exposure.

Mr. Foran confirmed, and stated that Home Depot would take on all responsibility of the property maintenance.

Commissioner Jonathan Christ questioned if the property included the garden center.

Mr. Murphy stated that it did because it is connected to Home Depot.

Commissioner Chris Jackson questioned if there would be any cross-access easement issues or if that would need to be re-done.

Mr. Foran stated they would make sure parking and easements were addressed if they were to sell this parcel.

Commissioner Jackson questioned if they would still maintain ownership and own two parcels.

Mr. Foran confirmed that they would.

There was some clarification regarding the other areas of the surrounding property.

Mr. Foran stated that, regarding TGIF, the developer had plans and a price that intrigued them.

Commissioner Jackson questioned if they would have to restructure the lease to allow Home Depot control.

Mr. Murphy stated that Home Depot's lease was about to go up.

Mr. Foran stated that this deal came in conjunction with the lease extension. He stated that Home Depot intends to be here for the long term and that they want to be in control of the property.

There was some discussion regarding how this would benefit Home Depot.

Mr. Foran stated that this would help them maintain a class A shopping center.

Commissioner Jackson questioned if the zoning would conform.

Mr. Murphy stated that no variation would be needed.

There was some discussion regarding compliance and the procedure process.

Commissioner Jackson questioned if this would eat up some parking space.

Mr. Murphy stated that the plat would respect that, but they may need signage.

Commissioner Christ questioned if they would have control over the parking in front of the garden center.

Commissioner Jackson stated that they would not maintain that space.

Mr. Foran stated that these agreements typically allow cross-parking to encourage cross-shop customers, so they wouldn't restrict access to one another and the center would function as one.

Commissioner Jackson questioned if a parking analysis had been conducted.

Mr. Murphy stated that no new land use had been proposed, so that would come at a later date if needed.

Commissioner Kazich questioned who owned the water station on the north end of the Home Depot building.

Mr. Murphy stated that he would have to ask Director Dan Gombac. He stated that the city engineer had reviewed the petition and he would follow up with him on it.

Mr. Foran stated that any easement agreements cannot be eliminated and would be subject to the same mandates.

**Commissioner Jackson made a motion, seconded by Commissioner Christ to approve PZC-26-3 – 2101 W 75<sup>th</sup> Street – Final Plat of Subdivision (Connor Franklin c/o RCG Ventures) – Petition for a minor amendment to a planned unit development and plat of subdivision to subdivide the property at 2101 West 75<sup>th</sup> 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.**

**Upon roll call vote, the MOTION CARRIED UNANIMOUSLY 5-0.**

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

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

There was no old business to discuss.

### **Staff Updates & Correspondence**

Mr. Murphy stated that there would be no agenda items on April 1, but April 15 would have a full agenda.

He stated that there would be ongoing efforts at Chestnut Court. He stated that the PZC would be seeing new developments and economic incentives in the near future.

He stated that Archer Logistics had moved into the old bank location on Cass, and that no permits had been required for the remodel.

**Approval of Minutes**

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

**Commissioner Gillespie made a motion, and it was seconded by Commissioner Jackson to approve the March 4, 2026 Regular Meeting Minutes.**

**Upon voice vote, the MOTION CARRIED with 4 in favor and 1 abstaining due to absence.**

**Next Meeting**

Chairperson Mallers announced that the next meeting would be scheduled for April 1, 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 Gillespie made a motion, seconded by Commissioner Kazich to adjourn. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 7:48 p.m.**

**Respectfully Submitted:**

**Approved:**

**X**

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Jessica Plzak  
Secretary

**X**

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Lou Mallers  
Chairperson