

CITY OF DARIEN
PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Wednesday, February 18, 2026

7:00 PM

Darien Police Department Training Room
1710 Plainfield Road

AGENDA

- 1) Call to Order
- 2) Roll Call
- 3) Regular Meeting – New Business

a. PZC-26-1

2505 75th Street – Husain Koita

Petition to rezone the 0.97-acre parcel located at 2505 75th Street (PIN: 09-29-301-009) from (R-1) Single Family Residence District to (B-2) Community Shopping Center Business District, and for site plan approval for the construction of a new building approximately 7,000 square feet in size. The proposal includes site improvements for parking, trash enclosures, landscaping and stormwater management.

AGENDA MEMO
PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION
FEBRUARY 18, 2026

CASE

PZC-26-1

Rezone, Site Plan Approval
(Husain Koita – 2505 75th Street)

ISSUE STATEMENT

Petition from Husain Koita to rezone the 0.97-acre parcel located at 2505 75th Street (PIN: 09-29-301-009) from (R-1) Single Family Residence District to (B-2) Community Shopping Center Business District, and for site plan approval for the construction of a new building approximately 7,000 square feet in size. The proposal includes site improvements for parking, trash enclosures, landscaping and stormwater management.

GENERAL INFORMATION

Petitioner:	Husain Koita
Property Owner:	Hussain / Huneza Shujauddin
Property Location:	2505 75 th Street (formerly known as 973 75 th Street)
PIN Number:	09-29-301-009
Existing Zoning:	Single Family Residence (R-1)
Proposed Zoning:	Community Shopping Center Business District (B-2)
Existing Land Use:	Single Family Residence
Comprehensive Plan:	Commercial (Key Development Area No. 6)
Surrounding Zoning & Uses	
North:	Village of Downers Grove; Single Family Homes
East:	Community Shopping Center Business District (B-2)
South:	Single Family Residence (R-2) and Multi-Family Residence (R-3); Single Family Homes and Condos
West:	Community Shopping Center Business District (B-2)
Size of Property:	0.97 acres
Floodplain:	N/A
Natural Features:	Gentle slope from the north to the south. Partially wooded.
Transportation/Access:	The petition site gains access from one driveway on 75 th Street.

ATTACHMENTS

- A) LOCATION MAP AND AERIAL PHOTO**
- B) EXISTING ZONING MAP**
- C) PROPOSED ZONING MAP**
- D) OPERATIONS NARRATIVE**
- E) PROPOSED SITE PLAN**
- F) ENGINEERING REVIEW LETTER**
- G) CONCEPTUAL ARCHITECTURAL PLANS**

BACKGROUND

The 0.97-acre subject property is located approximately 320 feet east of Cambridge Road on 75th Street, a Regional Arterial maintained by DuPage County (see Attachment A – Location Map and Aerial Photo), and currently lies within the (R-1) Single Family District. Based on reviews of

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historic aerial surveys, it was originally developed as a residential property prior to 1939, when historic aerials became available.

Surrounding areas were developed over time, such as the former Downers Grove Estates Fire District station built to the east of the subject property in the 1960's, the Gallagher & Henry Farmingdale Ridge Unit 3 Subdivision approved in 1979, and the automotive repair garage adjacent to the property, constructed around 1980. In 2004, the fire station was developed into the Marketplace at Darien Shopping Center, with the Abbey Woods condominiums southeast of the subject property also approved that year.

In early 2020, the City initiated annexation of the subject property, which was under consideration by DuPage County for a proposed car wash. The annexation was completed with the adoption of Ordinance No. O-08-20 on May 4, 2020. The proposed development was not pursued following annexation, and the property has remained undeveloped.

PROPOSAL

The proposal includes a rezone of the subject property from Single Family Residence District (R-1) to Community Shopping Center Business District (B-2), and site plan approval for the construction of a two-story commercial building, approximately 7,000 square feet in size, to be operated as a sign shop. Associated site improvements include drive aisles, a landscaped surface parking area with 16 stalls, loading areas, a trash enclosure, and landscaped areas for stormwater management.

ANALYSIS

A) Existing Zoning and Land Use

Existing Zoning and Land Use: The subject property consists of a single parcel within the Single Family Residence (R-1) District containing a small single-story residence (see Attachment A – Existing Zoning Map). This zoning was placed on the property as a result of the default zoning the City's annexation regulations contain. Under Section 5A-6-3 of the City's Code, whenever property is “annexed to the City, in any manner whatsoever, such territory, upon annexation, shall be classified or zoned under this Title as an R-1 District, except as may be provided for by a pre-annexation agreement or an annexation agreement.” Bordering the site to the east and west is property in the Community Shopping Center (B-2) District, consisting of an automotive repair garage and a retail shopping center, respectively. To the north lies Residential neighborhoods under the jurisdiction of Downers Grove, and south lies a single family residential neighborhood within the Single Family Residence (R-2) District.

Comprehensive Plan: The site is designated for Commercial development in the Comprehensive Plan, and is within Key Development Area No. 6 within the 2022 Comprehensive Plan Update. The Plan specifically identifies this area as an opportunity for expansion of the existing strip commercial center to the west. The proposed development is consistent with this objective, as it facilitates the expansion of commercial land uses in a manner anticipated by the Plan. In addition, the Comprehensive Plan states that land use planning decisions should consider how the development meets community needs, and the effect a new development has on surrounding

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residential properties. While the land use is analyzed later in this report, this proposal would involve limited impact to neighbors, while directly supporting the local community by supporting the operation/establishment of a new location for a local business.

B) Rezone and Proposed Land Use

Rezone: The petitioner proposes to rezone the property from Single Family Residence District (R-1) to Community Shopping Center Business District (B-2), which would allow for the development of the site for commercial and/or retail purposes (see Attachment C – Proposed Zoning Map). As indicated above in the report, the proposed zone change, if approved, would directly implement goals in the Comprehensive Plan that support the expansion of Commercial land use in this area. In accordance with Section 5A-8-3-1 of the City's Code, the integration of the subject 0.97-acre parcel is allowable as it is contiguous to and functions as part of the larger B-2 area, supporting the intent and standards of the district without the need for a variation.

Proposed Land Use: The petitioner proposes the construction and operation of a sign shop for the site (see Attachment D – Operations Narrative). The B-2 district allows a wide range of retail and service-oriented businesses by-right that involve on-site customization, light fabrication or assembly, and similar activities, including but not limited to:

- Blueprinting/copying establishments
- Paint, glass and wallpaper stores
- Business and office machine sales and service

Interpreted broadly, a sign shop is functionally similar to these permitted uses in that it is primarily a customer-facing retail and service business, involving graphic design, printing, assembly, and installation preparation conducted entirely indoors, with retail sales as the principal use.

C) Site Plan Review

Site Design, Access and Circulation: The proposed building is oriented to the north, with the front entrance and pedestrian access areas facing 75th Street (see Attachment E – Proposed Site Plan). The site takes access from a single right-in, right-out driveway on 75th Street, where a new driveway apron and access will need to be constructed under separate permit from DuPage County. Customer and staff parking areas are provided in the front of the building, while loading areas are located in the back, accessed by a single drive aisle. The building has two loading doors at the rear: a roll-up garage door at grade, and a singular dock-high loading door (with a dock well). A solid trash enclosure, required by the City's Code to be constructed of block or concrete, is also located in the rear.

Development Standards: Planning and Engineering staff, including the City's engineering consultant Christopher B. Burke Engineering, reviewed the proposed site plan. The development complies with all zoning development standards contained within the code, including parking, landscaping, setbacks, and building height, characterized in the table below. In addition, the City's Engineer provided a letter taking no exceptions to the plan and notifying the petitioner of later permitting requirements (see Attachment F – Engineering Review Letter).

Table 1: B-2 District Development Standards Analysis

<i>Development Standard</i>	<i>Requirement</i>	<i>Proposed</i>	<i>Complies?</i>
Floor Area Ratio	0.6	0.16	Yes
Building Height	3 stories; 40' max	2 stories; approx. 21'	Yes
Front Setback	50'	105'	Yes
Side Setback	30'	30'	Yes
Rear Setback	40'	Approx. 110'	Yes
Lot Coverage	75% max impervious area	48% (21,211 square feet)	Yes
Parking	16 parking stalls	16 parking stalls	Yes

Architecture / Landscaping: The proposed building features a clean, contemporary service-commercial form with simple rectangular massing, a flat roofline, and durable exterior materials, including concrete tilt-up panels and/or decorative CMU, that emphasize utility (see Attachment G – Conceptual Architectural Plans). The front façade incorporates a clearly defined entrance, glazing, and integrated signage to present a professional, customer-oriented appearance, while the interior layout efficiently separates public office areas from fabrication, storage, and service functions. Landscaping will consist of new plantings and existing landscaping where possible.

Grading and Utilities: A grading plan and stormwater management plan will be required during the building process. Based on the information provided on the site plan, the petitioner has set aside ample area for BMPs that will be used for stormwater management, which generally consists of vegetated swales, berms, and landscaped drainage areas. Utilities are available in the street.

D) Public Comment / Outreach

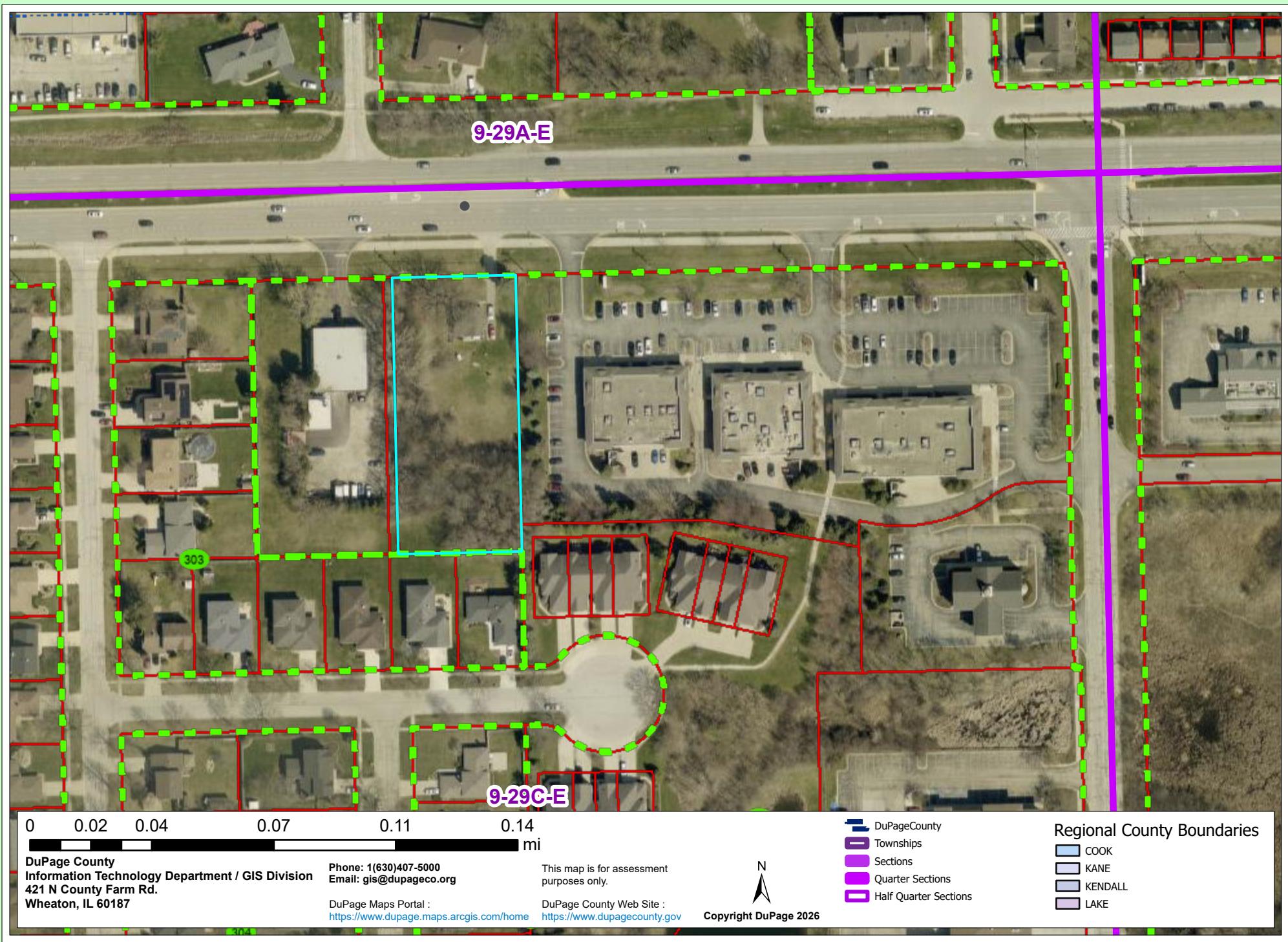
Pursuant to City Code and Illinois Statutes, a public notice was published and mail notices were sent to all property owners, business owners and occupants within 250 feet of the subject property. The City shared project plans with several interested parties who contacted staff for information. At the time of publication of this staff report, no public comments have been received.

DECISION MODE

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

MEETING SCHEDULE

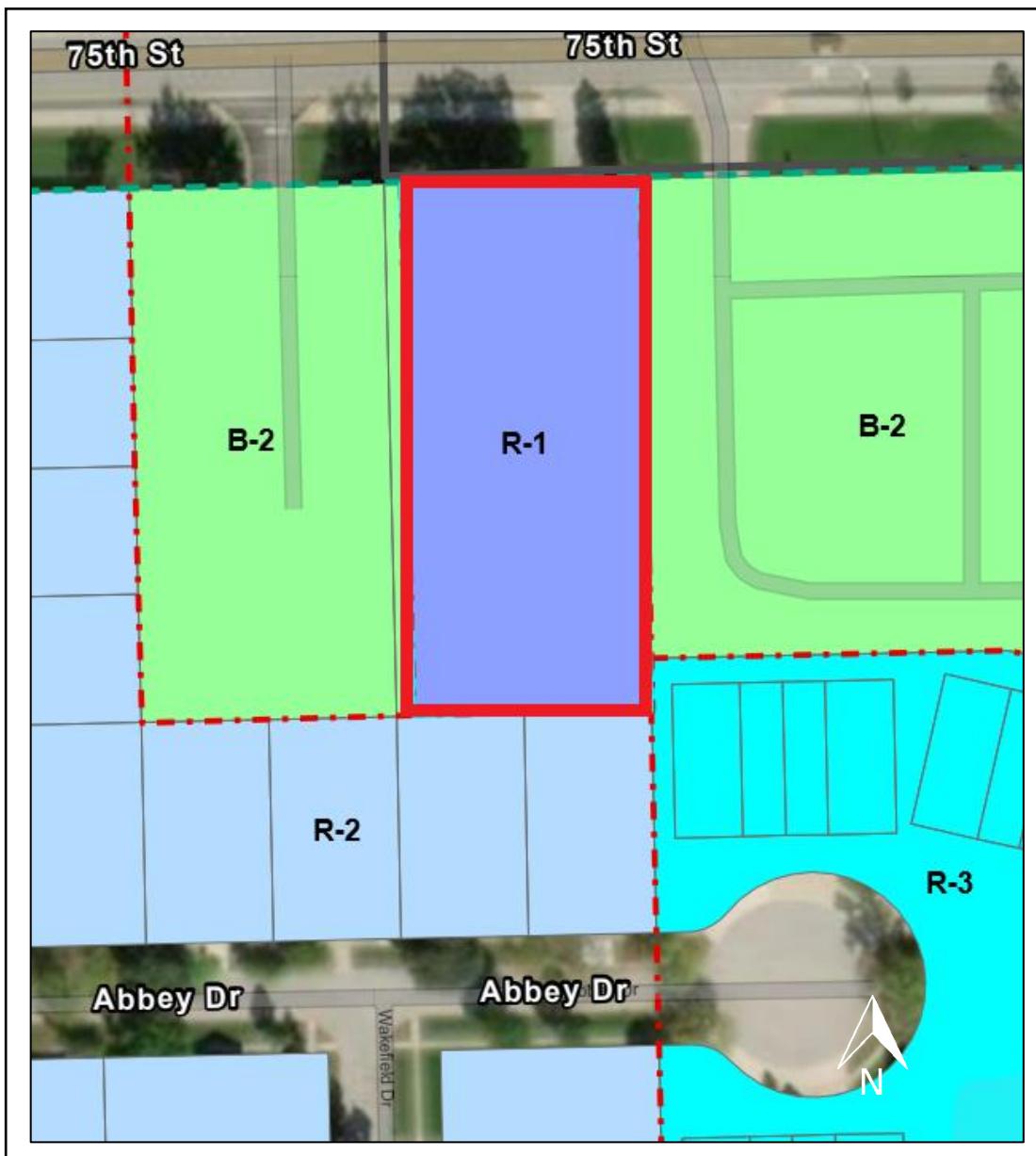
Planning, Zoning, and Economic Development Commission	February 18, 2026
Municipal Services Committee	February 23, 2026
City Council	March 2, 2026



PZC-26-1

2505 75th Street

EXISTING ZONING



PZC-26-1

2505 75th Street

PROPOSED ZONING





ZEE SIGNS
Chicago

Zee Signs is a small, locally owned sign company currently operating in Willowbrook, Illinois. The business focuses on light sign manufacturing and related production activities that support commercial and community signage needs. Our operations are intentionally limited in scope and are designed to function quietly and responsibly within a mixed-use environment.

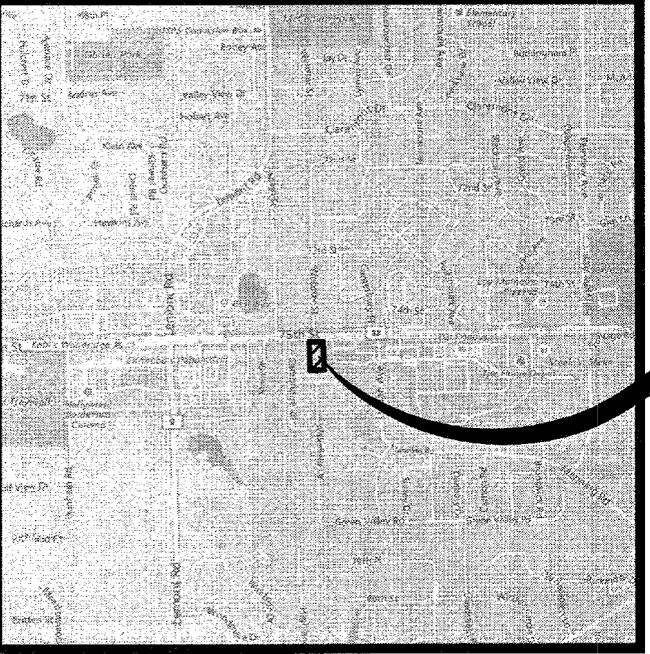
Zee Signs employs a total of seven (7) employees. Standard operating hours are Monday through Friday from 8:00 a.m. to 5:00 p.m. All work is conducted indoors, and there are no outdoor production activities associated with the business.

The nature of operations involves light production only, including printing, cutting, assembly, and preparation of signage materials. Equipment used consists of a printer, CNC cutter, sign bender, sticker cutter, hand saw, hand drill, and other small hand tools. No heavy machinery, industrial manufacturing equipment, or high-noise tools are utilized.

Zee Signs does not require outdoor storage, does not involve large-scale distribution, and does not generate frequent truck traffic. Deliveries and pickups are limited and handled using standard passenger vehicles or small delivery vans during regular business hours. Waste generated is minimal and primarily consists of paper, vinyl, and packaging materials, all of which are properly disposed of. Fumes are not generated from any machinery or equipment.

Overall, Zee Signs is a low-impact business that prioritizes cleanliness, safety, and respect for neighboring properties. The company is committed to complying with all zoning requirements and maintaining operations that integrate smoothly with the surrounding area.

Regards
Hussain Shujauddin
CEO



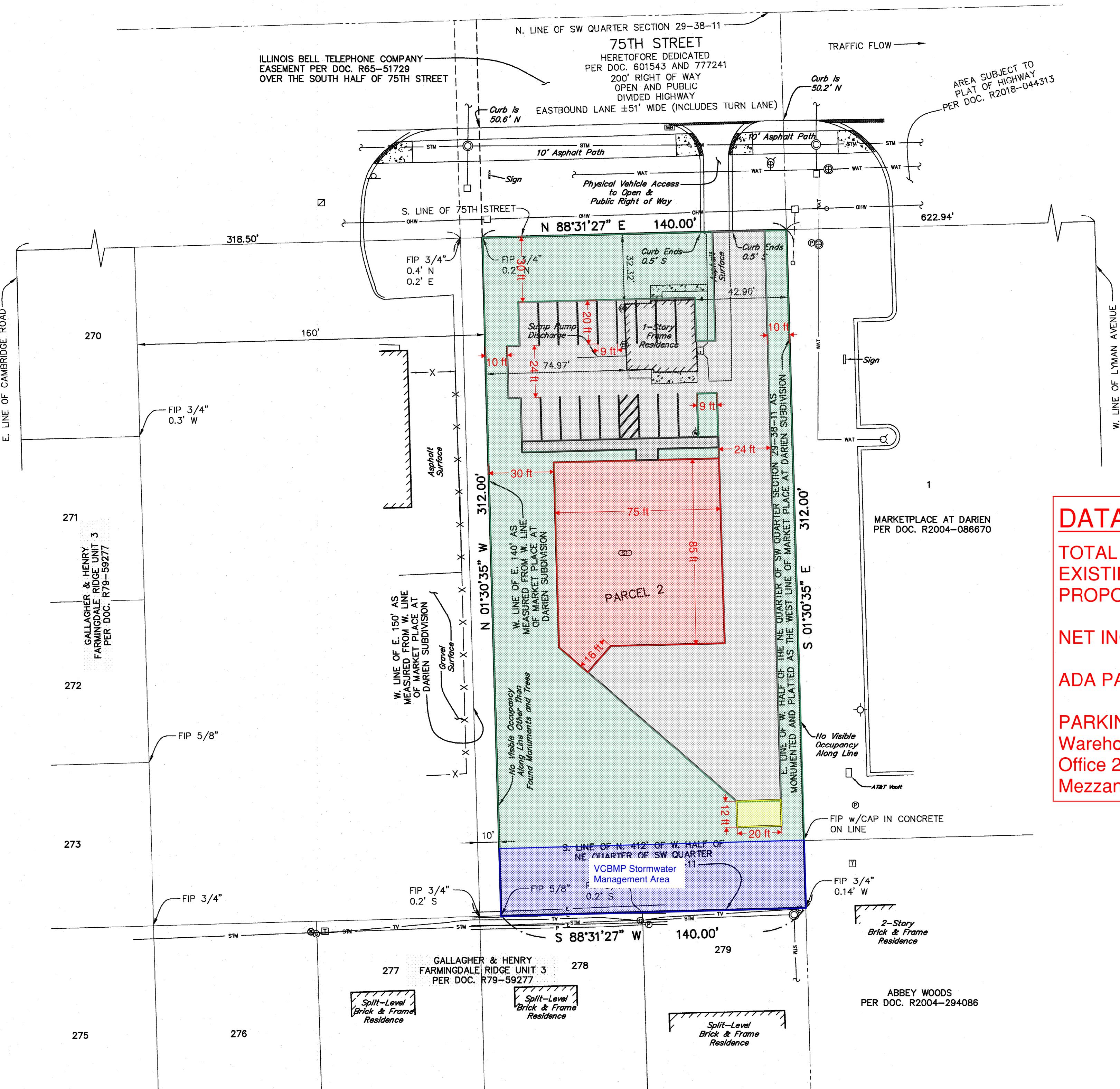
SITE LOCATION

VICINITY MAP



Rezoning and Development

2505 75th Street, Darien IL



DATA TABLE

TOTAL LOT AREA 43,680 SF
 EXISTING IMPERVIOUS 2,010 SF
 PROPOSED IMPERVIOUS 21,211 SF
 NET INCREASE 20,459 SF
 ADA PARKING 1 STALLS
 PARKING 16 STALLS
 Warehouse 5,000 sf - 5 stalls
 Office 2,000 sf - 8 stalls
 Mezzanine 650 sf - 3 stalls

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

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

January 19, 2026

City of Darien
1702 Plainfield Road
Darien, Illinois

Attention: Ryan Murphy

Subject: 2505 75th Street – Concept Plan Review
(CBBEL Project No. 950323.H0279)

Dear Ryan:

As requested, we have reviewed the proposed concept level site plan for a new commercial building at the above property. The site currently has a single-family home. The development would include demolition of the home and construction of a new one-story commercial building. We have no objection to the proposed development, and the following items are noted:

1. The proposed development includes an 18 stall parking lot, including two handicapped stalls.
2. The proposed development includes a loading/storage area south of the proposed building.
3. The development includes a proposed stormwater management basin across the south end of the property, with discharge into an existing storm sewer which extends south toward Abby Drive. The site currently drains from north to south. It appears that a sufficient amount of land is set aside to meet the stormwater regulations.
4. There is an existing watermain which crosses the frontage of the property on the south side of 75th Street.
5. The survey and concept plan do not indicate an existing sanitary sewer on the frontage of this property. We suggest the applicant contact the Du Page County Department of Public Works to confirm the location of the nearest existing sanitary sewer.
6. A new driveway to 75th Street will be required, and is not shown on the proposed site plan. A permit will be required from the Du Page County Division of Transportation for work in the 75th Street right of way.

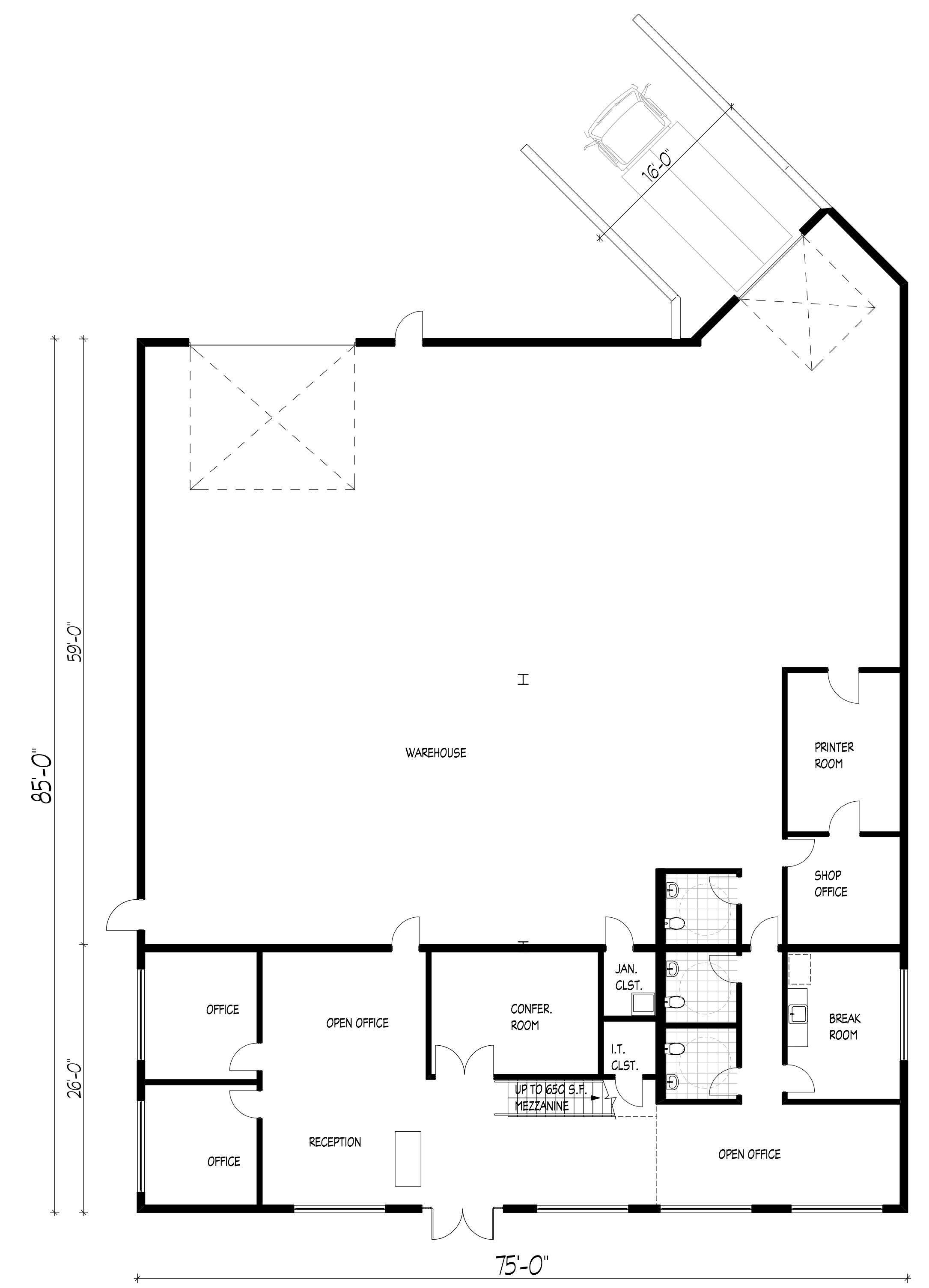
If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in teal ink that reads "Daniel L. Lynch".

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

PROPOSED BUILDING
2505 75th ST.
DARIEN, ILLINOIS



OFFICE AREA - 2,000 S.F. + 650 MEZZANINE = 2,650 S.F. TOTAL
WAREHOUSE AREA - 5,000 S.F. TOTAL

n. batistich, architects
MEADOWBROOK OFFICE CENTER
16M475 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (30) 946-7733
IL. DESIGN FIRM LIC. NO. 184.004493

HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY
ME ON UNDERTAKING MY SUPERVISION AND THAT THEY COMPLY
TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE
REQUIREMENTS OF THE APPLICABLE BUILDING CODES

16M475 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (30) 946-7733
IL. DESIGN FIRM LIC. NO. 184.004493

PLAN No.	06-009-26	REVISIONS	DATE: 02 - 04 - 26	DO NOT SCALE DRAWINGS
Sheet No.			DRAWN BY:	CONTRACTOR SHALL VERIFY ALL DRAWINGS AND SPECIFICATIONS AND CONDITIONS ON THE JOB AND SHALL INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME

