

CITY OF DARIEN
PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Wednesday, July 1, 2026

7:00 PM

Council Chambers

1702 Plainfield Road

AGENDA

1) Call to Order

2) Roll Call

3) Regular Meeting – New Business

a. PZC-26-10 (Sign Variation)

Petition from DM Darien RF, LLC for a variation from Section 4-3-10-(B)-3 of the City's Sign Code to permit an electronic messaging sign instead of a manual changeable copy sign for a remodeled Culver's ground sign located in the B-2 Community Shopping Center Business District at 541 Plainfield Road, Darien IL 60561 (PIN 09-27-207-032).

b. PZC-26-12 (Final Plat of Subdivision – 1225 Plainfield Road)

Petition from Richard Grant for approval of a final plat of subdivision and final site plan approval for a previously-approved 16-unit condominium development. The project is located in the R-3 Multi-Family Residence District at the southeast corner of Plainfield Road and Lester Lane at 1225 Plainfield Road, Darien IL 60561 (PINs 09-28-410-001 and 09-28-410-043).

4) Old Business

5) Staff Updates & Correspondence

6) Approval of Minutes May 6, 2026

7) Next Scheduled Meeting July 15, 2026

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

9) Adjournment

AGENDA MEMO
PLANNING, ZONING AND ECONOMIC DEVELOPMENT COMMISSION
JULY 1, 2026

CASE

PZC-26-10

Variation (Sign)

541 Plainfield Road – DM Darien RF, LLC

ISSUE STATEMENT

Petition from DM Darien RF, LLC for a variation from Section 4-3-10-(B)-3 of the City’s Sign Code to permit an electronic messaging sign instead of a manual changeable copy sign for a remodeled Culver’s ground sign located in the B-2 Community Shopping Center Business District at 541 Plainfield Road, Darien IL 60561 (PIN 09-27-207-032).

GENERAL INFORMATION

Petitioner:	DM Darien RF, LLC
Property Owner:	DM Darien RF, LLC
Property Location:	541 PLAINFIELD ROAD
PIN Number:	09-27-207-032
Existing Zoning:	(B-2) Community Shopping Center Business District
Existing Land Use:	Drive Through Food and Beverage Establishment
Comprehensive Plan:	Commercial
Surrounding Zoning & Uses	
North:	(R-1) Single Family Residence District; Single Family
East:	(B-2) Community Shopping Center Business District; Fitness Center
South:	(R-3) Multi-Family Residence District; Apartments
West:	(R-3) Multi-Family Residence District; Apartments
Size of Property:	1.46 Acres
Floodplain:	N/A
Natural Features:	N/A
Transportation:	The petition site gains access from a full service driveway on Plainfield Road.

ATTACHMENTS

- 1) LOCATION MAP AND AERIAL IMAGE
- 2) EXISTING PLAT OF SURVEY
- 3) SIGN PLANS
- 4) JUSTIFICATION (BY PETITIONER)

PLANNING OVERVIEW/DISCUSSION

The subject property is located at the 541 Plainfield Road (see Attachment 1). The property was approved and developed for the construction of a Culver’s in 1998 (see Attachment 2). It has operated continuously since then, undergoing several remodels.

The property owner currently seeks to remodel the monument sign in front of the building along Plainfield Road, and is requesting approval of a variation to permit an electronic messaging sign, instead of the current manual changeable copy sign. They would remove the existing lower portion of the sign and construction a full color electronic messaging center in its place, as shown on the

plans (see Attachment 3). The sign would advertise only current promotions, deals and information relative to the Culver's restaurant and would not contain any unrelated advertisements.

The petitioner's justification (see Attachment 4) finds that the EMC is necessary to maintain Culver's national brand standards, improve customer communication, and modernize the site's signage. The petitioner further contends that the proposed sign will not adversely affect the surrounding area or public health, safety, or welfare. Staff note that several electronic message boards have been approved over the years, most notably the City's own marquee sign located at the southwest corner of Plainfield Road and Cass Ave.

Message centers and changeable copy signs are permitted on ground signs under Section 4-3-10-(B)-3 of the City's Sign Code, however that code section specifies that they must be manual. As such, a variation would be required if the sign is to be approved, shown below:

- **Section 4-3-10-(B)-3: Signs In The Business Districts**

Variation to allow an electronic message board. Code currently states that the sign shall be manual changeable copy only.

Per Section 4-3-18 of the Sign Code, the Planning and Zoning Commission shall consider the following in reviewing a sign variation.

1. *The available locations for adequate signage on the property.*
2. *The effect of the proposed sign on pedestrian and motor traffic.*
3. *The cost to the applicant in complying with the Sign Code as opposed to the detriment, if any, to the public from granting the variation.*
4. *If undue hardships and practical difficulties result in complying with the Sign Code and if these hardships are a result of previous actions of the applicant.*
5. *The general intent of the Sign Code.*

Section 4-3-2 of the Sign Code provides the general intent of the code. It is adopted for the following purposes:

1. *To promote and protect the public health, safety, comfort, morals, convenience, and general welfare of the residents of the City.*
2. *To enhance the physical appearance of the City by preserving the scenic and natural beauty of the area.*
3. *To promote the safety and recreational value of public travel.*
4. *To protect the public investment in streets and highways by reducing sign or advertising distractions that may increase traffic accidents.*
5. *To ensure compatibility of signs with surrounding land uses.*
6. *To enhance the economy of the City by promoting the reasonable, orderly, and effective display of outdoor advertising.*
7. *To protect the pedestrians and motorists within the City from damage or injury caused by distractions, obstructions, and hazards created by a proliferation of off-site advertising signs.*
8. *To prevent the proliferation of off-site advertising signs which distract from the*

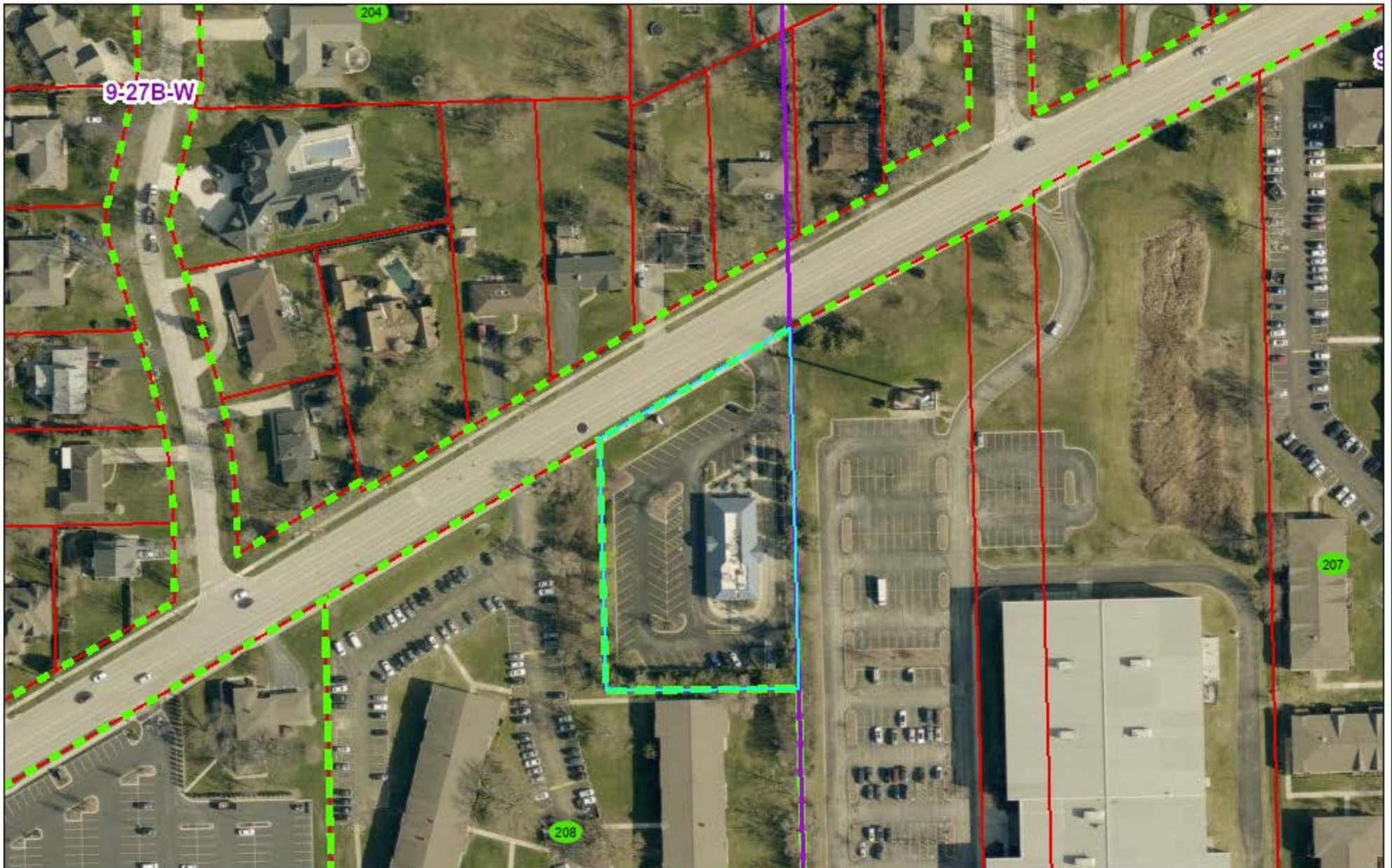
- development of the City in an aesthetically pleasing manner.*
- To preserve the character of the City which is a single-family residential community by assuring the compatibility of signs with the surrounding land uses.*

DECISION MODE

The Planning and Zoning Commission will consider this item at its meeting on July 1, 2026.

MEETING SCHEDULE

Planning and Zoning Commission	July 1, 2026
Municipal Services Committee	July 20, 2026
City Council	July 20, 2026



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

Phone: 1(630)467-5000
 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

PLAT OF SURVEY

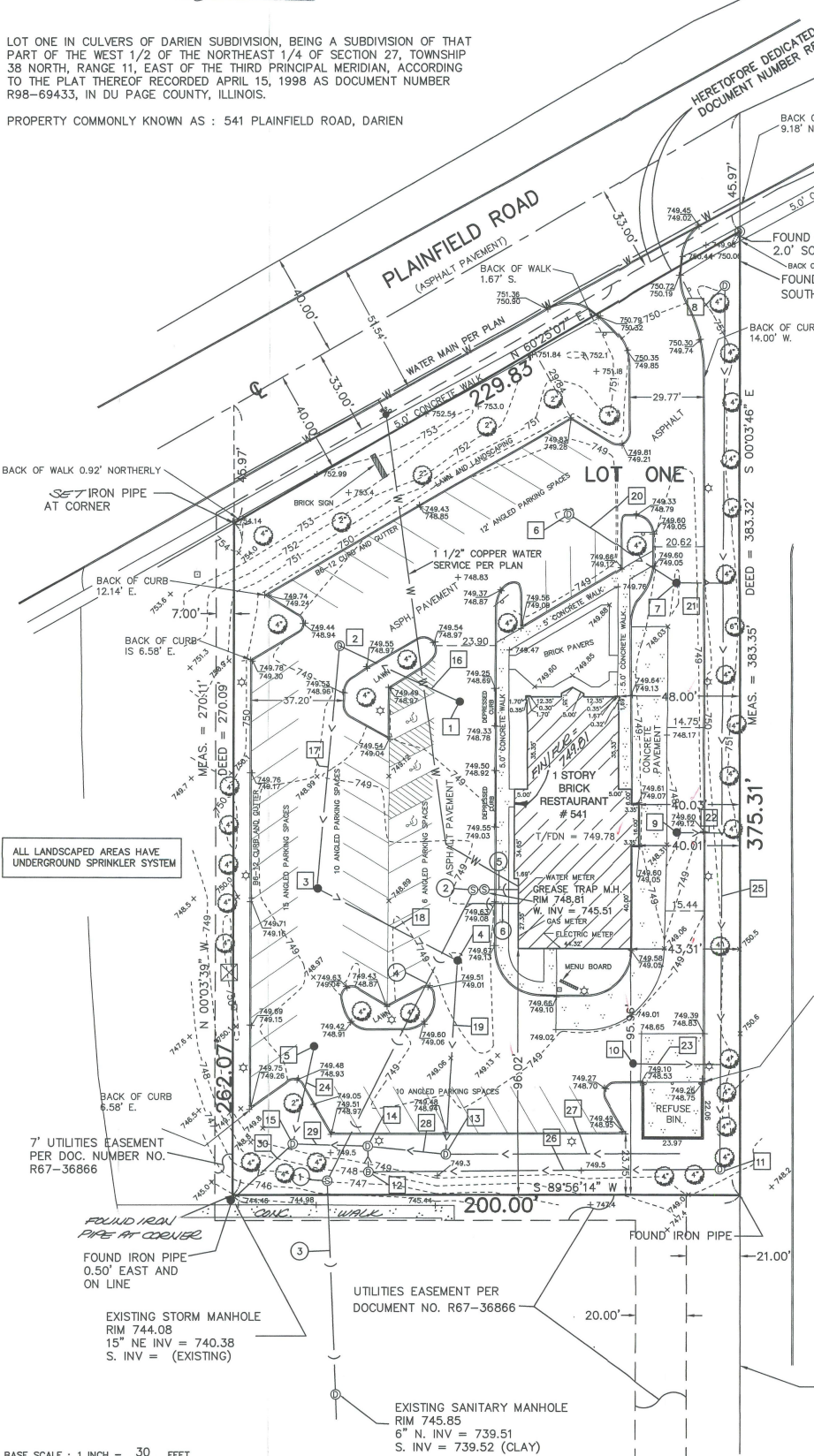
BY
GENTILE AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 SHOWING FINAL GRADING

550 E. ST. CHARLES PLACE
 LOMBARD, ILLINOIS 60148
 PHONE : (630) 916-6262
 FAX : (630) 916-6264

CITY OF DARIEN
 Engineering Department
 4-22-99
 APPROVED
[Signature]

LOT ONE IN CULVERS OF DARIEN SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 15, 1998 AS DOCUMENT NUMBER R98-69433, IN DU PAGE COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS : 541 PLAINFIELD ROAD, DARIEN



STORM SEWER	
1 INLET RIM 747.92 (748.0) 12" NW INV = 745.19 (745.0)	9 RIM = 747.84 (748.0) 12" E. INV = 744.84 (745.0)
2 RIM 748.06 (748.0) 12" SE INV = 744.54 (744.47) 18" SW INV = 744.54 (744.47)	10 RIM 748.09 (748.0) 12" E. INV = 744.81 (745.0)
3 RIM 748.00 (748.0) 18" N. INV = 743.20 (743.47) 24" SE INV = 742.00 (741.9)	11 RIM = 749.53 (749.5) 60" N INV = 741.25 (741.37) 60" W. INV = 741.25 (741.37)
4 RIM 747.90 (748.0) 24" NW INV = 741.10 (741.3) 6" NE INV = 745.60 54" S. INV = 741.10 (741.3)	12 RIM 748.92 (749.2) 24" N. INV = 741.04 (741.11) 60" E. INV = 741.04 (741.11)
5 INLET RIM 748.04 (748.0) 12" S. INV = 744.94 (745.0)	13 RIM 749.57 (749.4) 54" N. INV = 741.07 (741.16) 60" W. INV = 741.07 (741.16)
6 RIM 747.91 (748.0) 12" SE INV = 744.89 (745.0)	14 RIM 749.39 (749.4) 60" E. INV = 741.04 (741.08) 15" W. INV = 741.04 (741.08) 60" S. INV = 741.04 (741.08)
7 RIM = 747.90 (748.0) 12" NW INV = 744.52 (744.49) 12" E INV = 744.52 (744.49)	15 CATCH BASIN RIM 749.46 (749.2) 15" SW INV = 740.83 (740.78) 15" E. INV = 740.54 (740.78) 12" N. INV = 740.86 (740.78")
8 RIM 750.90 (751.0) 60" S. INV = 742.00 (742.06)	
16 52.37(53) L.F. 12" RCP @ 1.24%(1.0%)	
17 95.40(100) L.F. 18" RCP @ 1.40%(1.0%)	
18 62.31(60) L.F. 24" RCP @ 1.44%(1.0%)	
19 75.68(74) L.F. 54" RCP @ 0.04%(0.20%)	
20 50.04(51) L.F. 12" RCP @ 0.74%(1.0%)	
21 (18 L.F. 12" RCP @ 2.0%) PER PLAN ONLY	
22 (18 L.F. 12" RCP @ 2.0%) PER PLAN ONLY	
23 (33 L.F. 12" RCP @ 1.0%) PER PLAN ONLY	
24 38.92(40) L.F. 12" RCP @ 10.48%(1.0%)	
25 344.18(345) L.F. 60" RCP @ 0.22%(0.20%)	
26 138.55(140) L.F. 60" RCP @ 0.15%(0.20%)	
27 (133 L.F. 60" RCP @ 0.2%) PER PLAN ONLY	
28 30.90(33) L.F. 60" RCP @ 0.10%(0.20%)	
29 29.61(30) L.F. 15" RCP @ 1.69%(1.0%)	
30 32.60(28) L.F. 15" RCP @ 1.53%(1.0%)	

SANITARY SEWER	
1 SANITARY MANHOLE RIM 746.94 (747.0) 6" NE INV = 742.69 (743.02) 6" S. INV = 740.54 (740.52)	2 SANITARY MANHOLE (#2) RIM 748.49 (749.0) 6" SW INV = 745.13 (744.34)
3 83.41(84) L.F. OF RELINED PVC @ 1.23%	
4 127.11(132) 6" PVC @ 1.92%(1.0%)	
5 (11 L.F. 6" PVC @ 1.0%) PER PLAN ONLY	
6 (8 L.F. 6" PVC SERVICE LINE @ 1.0%) PER PLAN ONLY	

BENCHMARK :
 Du PAGE COUNTY DISK IN CONCRETE BASE OF TRAFFIC SIGNAL AT THE SOUTHWEST CORNER OF 75th AND CASS.
 ELEV. = 757.85

SITE BENCHMARK :
 SOUTHEAST FLANGE BOLT OF FIRE HYDRANT AT THE NORTHWEST CORNER OF SURVEY.
 ELEV. = 756.46

EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27-38-11.



BASE SCALE : 1 INCH = 30 FEET
 DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
 ORDERED BY : DAN KAMINSKI
 CHECKED BY : KLD -> MHG
 SURVEYED BY : FJM & TS

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 88-7737-(FINAL GRADING)
 CULVER'S FROZEN CUSTARD

NOTE:
 ALL TIES TO BUILDING & BUILDING DIMENSIONS PER FOUNDATION LOCATION.
 ALL DISTANCES SHOWN IN (PARENTHESES) ARE PROPOSED DIMENSIONS & ELEVATIONS

STATE OF ILLINOIS S.S.
 COUNTY OF DuPAGE

WE, GENTILE AND ASSOCIATES, INC. HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

MARCH 29 A.D. 19 99
 BY : *[Signature]*
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925

MONUMENT RE-IMAGE

DARIEN, IL

Proposed Signage

MONUMENT

Watchfire 60x210 RGB full color
10mm Electronic Message Center (EMC) with RF wireless communication

Amber EMC option available

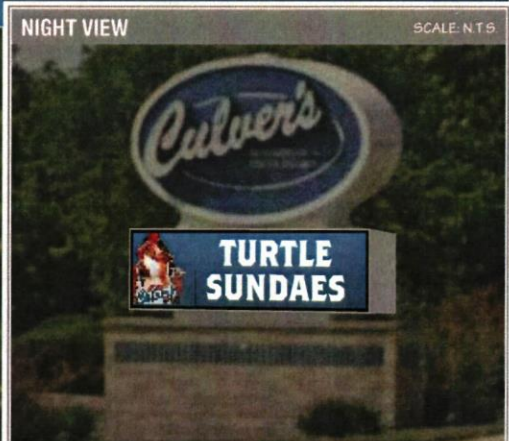
Broadband communication option available

UL marked product



SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE



SCOPE OF WORK	SITE SURVEY INFO	DATE CREATED / REVISION HISTORY		
<ul style="list-style-type: none"> - REMOVE EXISTING LOWER MRB (MANUAL READER BOARD) - INSTALL NEW D/F FUL COLOR 10MM WATCHFIRE EMC 	<p>FIELD VERIFIED SURVEY EXISTING: NO</p> <p>DATE SURVEY RECEIVED:</p> <hr/> <p>NOTES:</p> <p>PREVIOUSLY PRODUCED: ao15163</p>	2/12/26 - NEW		
		SALES PERSON: MARK WESSELL	DESIGNED BY: J KROEGER	AO: 69933

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This is an artistic rendition and final colors / sizes may vary from that depicted herein.





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ADDRESS
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May 21, 2026

Culver's Restaurant
541 Plainfield Rd
Darien, IL 60561

RE: Sign Variance Request

Culver's located at 541 Plainfield Rd., would like to request an electronic message center (EMC) sign with digital advertising to modernize the restaurant rather than being restricted to a manual changeable copy. Per section 4-3-10(B)(3) Manual changeable copy signs not exceeding forty percent (40%) of the sign area may be included on a ground sign, provided that all individual letters shall be uniform in height, style, and color, and provided the message is enclosed in a locking case.

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. The plight of the owner is due to unique circumstances. The variation if granted will not alter the essential character of the locality. Culver's is a nationally recognized restaurant, and with that comes Brand Standard consistency. The Brand Standard format for Culver's is to be consistent with branding, public identity, public way finding, public safety, marketing, and visual imaging throughout the entire chain. The granting of this Variance will not adversely affect the public's health, safety, morals, order, convenience, prosperity, or general welfare in which this property is located. The granting of the Variance will not adversely affect the rights of adjacent landowners or residents. The proposed request will not impair an adequate supply of light and air to the adjacent property or substantially increase the congestion of the public streets. Or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood. The plight of the landowner is due to circumstances unique to their property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Culver's would like to modernize with today's technology by investing in providing a clean aesthetic pleasing harmonious electronic message center for their freestanding sign.

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. Although Culver's is centered around food, it is really about the people. Culver's is a family driven restaurant providing the community a neighborhood gathering spot for friends and family to meet, to relax, and enjoy



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each other's company. Culvers knew the key to running a good restaurant is to treat the community like family. From day one, Culver's knew that they must take care of their guest and their community, and that is why Culver's make you feel welcomed like a guest in their own home. Culver's Franchisee are members of their communities where their restaurants are and have always looked for opportunities to support the folks in their communities and to promote the development of our youth and their families. Culver's would suffer substantial hardship if the electronic message center were not allowed. Electronic message centers not only allow businesses to take advantage of technology available, but the dynamic output allows a business to be competitive in the marketplace. Culver's Brand Standard requires "Flavor of the Day" messaging. Color is relevant to any safety concerns as the world is full of color. Culver's request for the allowance and the design of the electronic message center will complement the modern look and feel of the physical building.

Problem with Property? There is a feature of the property such as slope or shape or change made to the property, which does not exist on neighboring properties, which makes it unreasonable for the owner to make the proposed improvement in compliance with the Zoning Code. Such feature or change was not made by the current owner and was not known to the current buyer at the time of purchase. The plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Inefficiencies of proper way finding will translate to significant reduction in business being directed at the restaurant when the property cannot be properly identified outside of the physical boundaries. A large percentage of business is impulse by motorist/customers. To be competitive with other restaurants in the same general geographical location the request for the EMC would reduce this limitation. The granting of this request will provide visual knowledge to the public to provide them with proper way finding which will decrease potential traffic congestion and improve public safety, while maintaining the harmony of the current signage with businesses in the area

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. There is not a suitable or reasonable way to redesign the proposed by using a manual copy board without creating difficulty and undue hardship for our employees. Electronic message centers are safer to our employees than manual copy boards as manual copy boards have to be changed by hand in inclement weather or on ladders which could cause a hazardous fall.



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Create Neighbor Problem? The variation, if granted, will not cause substantial difficulty, undue hardship, unreasonable burden, or loss of value to the neighboring properties. 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. *There will be no impact on the surrounding areas or community with the request for the electronic message centers. The display provided by this sign is no different than any other sign or manual copy in the area and will be in harmony with the surrounding businesses.*

Net Benefit? The positive impacts to the community outweigh the negative impacts. Culver's Franchising Systems (CFS) is a nationally recognized restaurant and with that comes Brand Standard consistency. The Brand Standard format for Culver's signage is to have their Brand Standard for each location and to place our monument sign with the digital display in the location of the existing pole sign would provide public identity, public wayfinding, public safety, marketing, and visual imaging throughout the entire chain. The signs, by design, are very modest in size, color, and stature and they are integral to the warm architectural features of the building. Freestanding signs with an electronic message center not only allow businesses to take advantage of the available technology, but the electronic output allows a business to be competitive in the marketplace. Culver's Brand Standard requires "Flavor of the Day" messaging. Color is relevant to any safety concerns as the world is full of color. Culver's request for the electronic message center design compliments the modern look and feel of the physical building.

Electronic display signs are safer for our employees than manual reader boards that have to be changed by hand. Electronic message centers are programmable to meet City requirements along with automatic dimming for day-time and night-time hours for public safety. Images on an electronic message center are a better communication tool than text for the following reasons:

- Pictures (graphics) are more universal allowing quicker comprehension of message (safer messaging).
- Picture (graphics) overcome language barriers (tourist or foreign nationals can better understand business function).
- Pictures overcome learning disabilities or education discrepancies and enhance the experience and comprehension of the message to those who otherwise may miss the message.



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- A picture is worth a thousand words.
- Product/Consumer education is enhanced with pictures and graphics.

The special conditions and circumstances listed above are not the result of the actions of the landowner. Capturing traffic, customers, at sustainable rates require proven advertising methods and providing proper visual knowledge provides public way finding and public safety.

Sacrifice Basic Protections? The variation, if granted, will comply with the purposes and intent of the Zoning Code set forth in Section 5A-1-2(A) and summarized as follows; to lessen congestion, to avoid overcrowding, to prevent blight, to facilitate public services, to conserve land values, to protect from incompatible uses, to avoid nuisances, to enhance aesthetic values, to ensure an adequate supply of light and air, and to protect public health, safety, and welfare. The requested variance is minimum and reasonable use to our business and is consistent with the City Comprehensive Plan. Granting our request is intended to establish a comprehensive and balanced system of sign control and accommodates the need for a well maintained, safe and effective communications. Granting our request would not be detrimental to the public's health, safety, and general welfare of the community. The general welfare of the community is better served when product and customer service messages are readily available.

We are respectfully asking you to review our request, see our need, and approve our Variance request.

Kind Regards,

Lora Trent

Lora Trent
Springfield Sign
4825 E Kearney St.
Springfield, MO 65803
lorat@springfieldsign.com

Building Images
that Build Business

AGENDA MEMO
PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION
JULY 1, 2026

CASE

PZC-26-12

Final Plat of Subdivision, Final Site Plan Approval
(Atlantic Homes Inc. –1225 Plainfield Road)

ISSUE STATEMENT

Petition from Richard Grant for approval of a final plat of subdivision and final site plan approval for a previously-approved 16-unit condominium development. The project is located in the R-3 Multi-Family Residence District at the southeast corner of Plainfield Road and Lester Lane at 1225 Plainfield Road, Darien IL 60561 (PINs 09-28-410-001 and 09-28-410-043).

GENERAL INFORMATION

Petitioner:	RICHARD GRANT
Property Owner:	DARIEN CROSSING LLC
Property Location:	1220-1225 Plainfield Road
PIN Numbers:	09-28-410-001 and 09-28-410-043
Existing Zoning:	Multi-Family Residence (R-3)
Existing Land Use:	Vacant (Under Constriction)
Comprehensive Plan:	Low Density Residential (Existing)
Surrounding Zoning & Uses	
North:	Office (O), Community Shopping Center District (B-2), Single Family Residence District (R-2); Office/Commercial Uses and City Water Tower
East:	Multi-Family Residence (R-3); Funeral Home / Single Family
South:	Single Family Residence (R-2) and Multi-Family Residence (R-3); Apartments and Single Family
West:	Single Family Residence (R-2); Single Family
Size of Property:	54,8051 square feet (1.35 Acres)
Floodplain:	N/A
Natural Features:	Property is flat and graded, gentle slope southeast.
Transportation/Access:	The petition site gains access from one driveway on Plainfield Road.

ATTACHMENTS

- 1. LOCATION MAP AND AERIAL PHOTO**
- 2. FINAL PLAT OF SUBDIVISION**
- 3. FINAL GRADING AND SITE PLAN**
- 4. ENGINEERING REVIEW LETTER**
- 5. NEW ARCHITECTURAL RENDERING**

BACKGROUND / PROPOSAL

The 1.35-acre subject property is located at the southwest corner of Plainfield Road and Lester Lane, a private street (Attachment 1 – Location Map and Aerial Photo), within the Multi-Family Residence (R-3) District. On May 5, 2025, the property owner received approval of a preliminary plat of subdivision, site plan, special use permit, and zoning variations related to

residential density, parking and garage setbacks, for the construction of two new eight (8) unit, two-story condominium buildings totaling 16,491 square feet, with sixteen (16) 2-car garages.

After several months of working with the City to make site plan changes required by the City Council (garages were required to be closer to the buildings), and address engineering obstacles such as stormwater management design, new stormwater easements and driveway design approval with DuPage County, the property owner has prepared a final plat of subdivision (Attachment 2), final grading and site plan (Attachment 3) for final approval.

The original plans approved on May 5 2025 by the City Council are available on the City’s website at: <https://darien.il.us/media/fxafh3el/552025-_darien-city-council-meeting-may-5-2025.pdf>

ANALYSIS

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.

Development Standards and Architectural Design: The final design conforms directly to the standards for the R-3 zoning district, except for where the variations were granted for residential density under Section 5A-7-3-5(D) and Section 5A-7-3-6(A) and (B) to allow for garages to be placed 5-feet from the interior property lines. The property owner also intends to use a modern building exterior (shown in Attachment 5), rather than the brick exterior originally approved. The City has no architectural requirements and this is provided for information only.

Grading and Utilities: Existing and new easements have been secured obtain for on-site and off-site utilities, including water and sanitary sewer. The original proposal included extending water and sanitary sewer lines along Lester Lane to serve all properties. Due to difficulties reaching agreements on cost sharing and the scope of work, the improvements now serve only the subject property. The primary stormwater management structure will be located beneath the surface parking area to the southeast of the site, partially submerged below grade. It will overflow into new stormwater facilities at the corner of the property, and continue south to Wildwood Ct.

DECISION MODE

The Planning, Zoning, and Economic Development Commission will consider this item at its meeting on April 16, 2025.

MEETING SCHEDULE

Planning, Zoning, and Economic Development Commission	July 1, 2026
Municipal Services Committee	July 20, 2026
City Council	July 20, 2026

CITY OF DARIEN
PLANNING, ZONING AND ECONOMIC
DEVELOPMENT COMMISSION
JULY 1, 2026

LOCATION MAP



Project No.: PZC-26-12 – 1220-1225 Plainfield Road

P.L.N. 09-28-410-001
09-28-410-043

PRELIMINARY/FINAL PLAT OF RESUBDIVISION THE EMERALD PLACE SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

AREA TABLE	
PARCEL 1	24,661 SF / 0.566 AC
PARCEL 2	30,144 SF / 0.692 AC
PROPOSED LOT 1	53,979 SF / 1.239 AC
AREA DEDICATED FOR RIGHT-OF-WAY	826 SF / 0.019 AC
TOTAL AREA	54,805 SF / 1.258 AC

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, _____, DO HEREBY CERTIFY THAT THE REQUIRED LETTER OF CREDIT IS POSTED FOR THE COMPLETION OF THE IMPROVEMENT COVERING SANITARY SEWAGE SYSTEM AND/OR SEWER LINES AND DOMESTIC WATER SUPPLY SYSTEM AND/OR DISTRIBUTION LINES UNDER MY JURISDICTION BASED ON APPROVED ENGINEER'S PLAN AND SPECIFICATIONS PREPARED BY A REGISTERED ENGINEER.

DATED THIS _____ DAY OF _____, A.D. 2025.

CITY TREASURER CERTIFICATE

COUNTY SUPERINTENDENT OF PUBLIC WORKS DEPT.
STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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 APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT DARIEN THIS _____ DAY OF _____, A.D. 2025.

PLAN COMMISSION CERTIFICATE

CITY TREASURER
STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

APPROVED BY THE PLAN COMMISSION OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS.

THIS _____ DAY OF _____, A.D. 2025.

CITY CLERK CERTIFICATE

CHAIRMAN
STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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 _____, 2025, 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 _____, A.D. 2025.

CITY CLERK

COMMONWEALTH EDISON COMPANY HEREBY CONSENTS TO SAID VACATION OF EASEMENTS

ON THE _____ DAY OF _____, A.D., 20____.

BY: _____
AGENT FOR COMMONWEALTH EDISON

ATTEST: _____

AT&T HEREBY CONSENTS TO SAID VACATION OF EASEMENTS

ON THE _____ DAY OF _____, A.D., 20____.

BY: _____
AGENT FOR AT&T

NICOR GAS HEREBY CONSENTS TO SAID VACATION OF EASEMENTS

ON THE _____ DAY OF _____, A.D., 20____.

BY: _____
AGENT FOR NICOR

ATTEST: _____

COMCAST HEREBY CONSENTS TO SAID VACATION OF EASEMENTS

ON THE _____ DAY OF _____, A.D., 20____.

BY: _____
AGENT FOR COMCAST

ATTEST: _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS.

ON THE _____ DAY OF _____, A.D., 20____.

AT _____ O'CLOCK _____ M, AND WAS RECORDED IN

BOOK _____ OF PLATS ON PAGE _____.

RECORDER OF DEEDS

UNDERGROUND DETENTION EASEMENT PROVISIONS

THERE IS HEREBY RESERVED AND GRANTED TO THE CITY OF DARIEN A NON-EXCLUSIVE EASEMENT WHERE DEPICTED AS "UNDERGROUND DETENTION EASEMENT" FOR THE PURPOSE OF PROVIDING ADEQUATE STORM WATER DRAINAGE CONTROLS TOGETHER WITH REASONABLE ACCESS THERETO, SAID EASEMENT SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS, HEIRS, EXECUTORS AND ASSIGNS, TO INSURE THE CONSTRUCTION AND INTEGRITY OF THE STORM WATER FACILITIES IN THE UNDERGROUND DETENTION EASEMENT. NO OBSTRUCTION SHALL BE PLACED, NOR ALTERATIONS MADE, INCLUDING ALTERATIONS IN THE FINAL TOPOGRAPHICAL GRADING PLAN, WHICH IN ANY MANNER IMPERE OR DIMINISH STORM WATER DRAINAGE OR DETENTION IN, OVER, UNDER, THROUGH OR UPON SAID EASEMENT AREAS. IN THE EVENT SUCH OBSTRUCTION OR ALTERATIONS ARE FOUND TO EXIST, AND IF THE OWNER OR ASSOCIATION FAILS TO PROPERLY MAINTAIN THE STORM WATER FACILITIES WITHIN 10 DAYS, THE CITY SHALL UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE OWNER OR ASSOCIATION, HAVE THE RIGHT, BUT NOT DUTY, TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORM WATER FACILITIES OR TO REMOVE SAID OBSTRUCTION OR ALTERATIONS, OR TO PERFORM OTHER MAINTENANCE, REPAIR, ALTERATION OR REPLACEMENT AS MAY REASONABLY BE NECESSARY TO INSURE THAT ADEQUATE STORM WATER STORAGE, STORM DRAINAGE, DETENTION AND RETENTION FACILITIES AND APPURTENANCES THERE TO REMAIN FULLY OPERATIONAL AND THAT THE CONDITION OF SAID UNDERGROUND DETENTION EASEMENT SHALL BE MAINTAINED WITH ALL APPLICABLE CITY CODES. IN THE EVENT OF AN EMERGENCY SITUATION AS DETERMINED BY THE CITY, THE SEVENTY-TWO (72) HOURS PRIOR NOTICE REQUIREMENT SET FORTH ABOVE SHALL NOT APPLY, AND THE CITY SHALL HAVE THE RIGHT, BUT NOT THE DUTY TO PROCEED WITHOUT NOTICE TO THE OWNER OR ASSOCIATION IN THE EVENT THE CITY SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORM WATER FACILITIES AS SET FORTH IN THIS EASEMENT, OR ANY REMOVAL AS AFORESAID. THE COST OF SUCH WORK SHALL BE PAID BY THE OWNER OR ASSOCIATION WITHIN 30 DAYS OF BILLING. THEREAFTER, THE CITY MAY RECORD A LIEN AGAINST THE OWNER OR ASSOCIATION WITH THE RECORDER OF DEEDS, UPON RECORDATION THE NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF DUPAGE COUNTY, ILLINOIS, THE CITY SHALL DELIVER SAME TO THE OWNER OR ASSOCIATION.

THE COST OF THE WORK INCURRED BY THE CITY SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK INCLUDING, BUT NOT LIMITED TO, REASONABLE ENGINEERING, CONSULTING AND ATTORNEY'S FEES RELATED TO THE PLANNING AND ACTUAL PERFORMANCE OF THE WORK.

IF IT IS DETERMINED BY THE ASSOCIATION THAT ALTERATIONS TO THE STORM WATER FACILITIES ARE NECESSARY TO PROPERLY MAINTAIN THE INTEGRITY OF THE STORM WATER FACILITIES, THE CITY SHALL FIRST BE NOTIFIED BY THE ASSOCIATION OF SAID PROPOSED ALTERATION, NO SUCH ALTERATION SHALL TAKE PLACE WITHOUT PRIOR APPROVAL OF THE CITY, THE CITY MAY, IN ITS DISCRETION, REQUIRE THE SUBMITTAL OF PLANS AND SPECIFICATIONS FOR CITY APPROVAL BEFORE SAID ALTERATION MAY TAKE PLACE.

CITY EASEMENT PROVISIONS

A CITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF DARIEN ("CITY"), PERMITTEES OR LICENSEES FOR ALL AREAS HEREON PLATTED AND DESIGNATED "CITY" EASEMENT, TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES AND CABLE TELEVISION AND WHERE ADJACENT TO PUBLIC RIGHT OF WAY OR STORMWATER CONTROL EASEMENTS FOR PUBLIC PEDESTRIAN EGRESS AND INGRESS TO SIDEWALKS OR PATHWAY SYSTEMS, NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF ALL SUCH PERMITTED USES, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL. THE CITY, PERMITTEES OR LICENSEES WITH PERMITS FROM THE CITY MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "CITY" EASEMENT WHICH ENCRONCH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY CITY, PERMITTEES OR LICENSEES WITH PERMITS FROM THE CITY, IN THE EXERCISE OF THE EASEMENT HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFILL ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOP SOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION, ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH CITY STANDARDS AND SUBJECT TO CITY APPROVAL.

FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY.

CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, _____, CITY ENGINEER OF THE CITY OF DARIEN, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT MEET THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREIN.

DATED AT DARIEN THIS _____ DAY OF _____, A.D. 2025.

CITY ENGINEER

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS.

THIS _____ DAY OF _____, A.D., 20____.

_____, COUNTY CLERK

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

THIS IS TO STATE THAT I, JIANFENG HUA, ILLINOIS PROFESSIONAL LAND SURVEYOR #4071 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

PARCEL 1: THE WEST 75 FEET (MEASURED PERPENDICULARLY) OF THE EAST 521 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTERLINE OF PLAINFIELD ROAD (EXCEPTING THEREFROM THE SOUTH 1208 FEET THEREOF) IN DUPAGE COUNTY, ILLINOIS AND ALSO EXCEPTING THOSE PARCELS CONVEYED TO THE COUNTY OF DUPAGE RECORDED AS DOCUMENT 88-96815 AND AS DOCUMENT 88-102245.

PARCEL 2: LOT 1 IN JENKINS SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1954 AS DOCUMENT 721076, IN DUPAGE COUNTY, ILLINOIS.

I FURTHER STATE THAT THE PROPERTY IN THIS SUBDIVISION FALLS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 02% ANNUAL CHANCE FLOOD PLAIN) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF NAPERVILLE, ILLINOIS, COMMUNITY PANEL NUMBER 17043C02276J EFFECTIVE DATE AUGUST 1, 2019.

STATE OF ILLINOIS, VILLAGE OF MONTGOMERY, COUNTY OF KANE THIS 24TH DAY OF JULY A.D. 2025.

BY: _____
JIANFENG HUA
ILLINOIS PROFESSIONAL LAND SURVEYOR #4071
LICENSE EXPIRATION / RENEWAL DATE 11-30-2026

CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

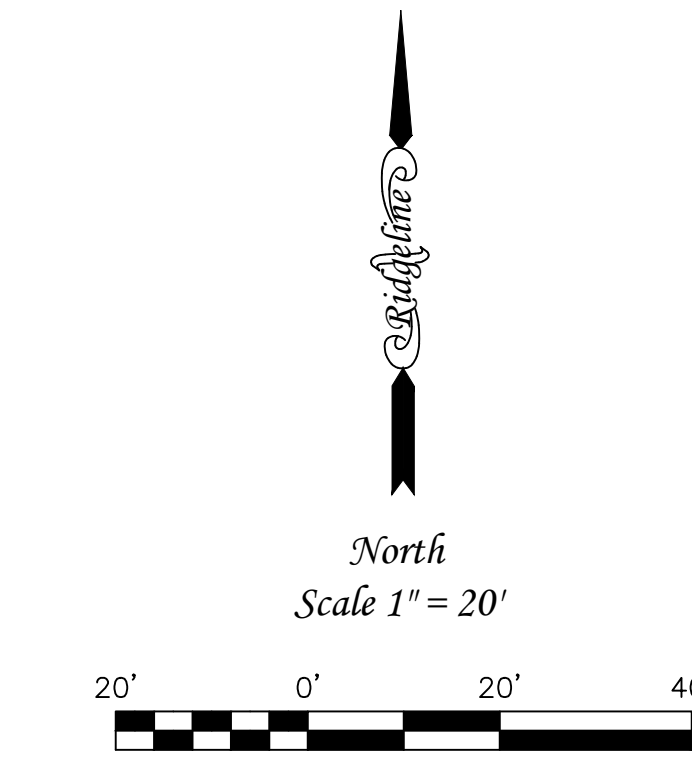
THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY # _____ PURSUANT TO 765 ILCS 2052; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY'S RIGHTS-OF-WAY.

ACCEPTANCE OF THE DEDICATION OF RIGHT-OF-WAY DEPICTED WITHIN THIS PLAT ON BEHALF OF THE PEOPLE OF THE COUNTY OF DUPAGE IS PROVIDED PER THE AUTHORITY GRANTED TO THE DIRECTOR OF TRANSPORTATION/COUNTY ENGINEER, OR HIS DESIGNEE, BY THE DUPAGE COUNTY BOARD IN RESOLUTION DT-R-0176-17.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
DIRECTOR OF TRANSPORTATION/COUNTY ENGINEER

NOTE: ALL STORM SEWERS AND THE STORM WATER VAULT SHALL BE OWNED & MAINTAINED BY THE PROPERTY OWNER(S).



ABBREVIATION LEGEND

- BSL = BUILDING SETBACK LINE
- E = EAST
- E'LY = EASTERLY
- (M) = MEASURED DISTANCE
- N = NORTH
- N'LY = NORTHERLY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.T. = POINT OF TERMINUS
- (R) = RECORD DISTANCE
- R.O.W. = RIGHT OF WAY
- S = SOUTH
- S'LY = SOUTHERLY
- W = WEST
- W'LY = WESTERLY

LINE TYPE LEGEND

- BOUNDARY LINE = _____
- ADJACENT LOT LINE = _____
- EXISTING EASEMENT LINE = _____
- PROPOSED EASEMENT LINE = _____
- RIGHT-OF-WAY CENTERLINE = _____
- BUILDING SETBACK LINE = _____

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)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.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, 20____.

BY: _____ ATTEST: _____

TITLE: _____ PRINT TITLE

BY: _____ ATTEST: _____

TITLE: _____ PRINT TITLE

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY,

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT OR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

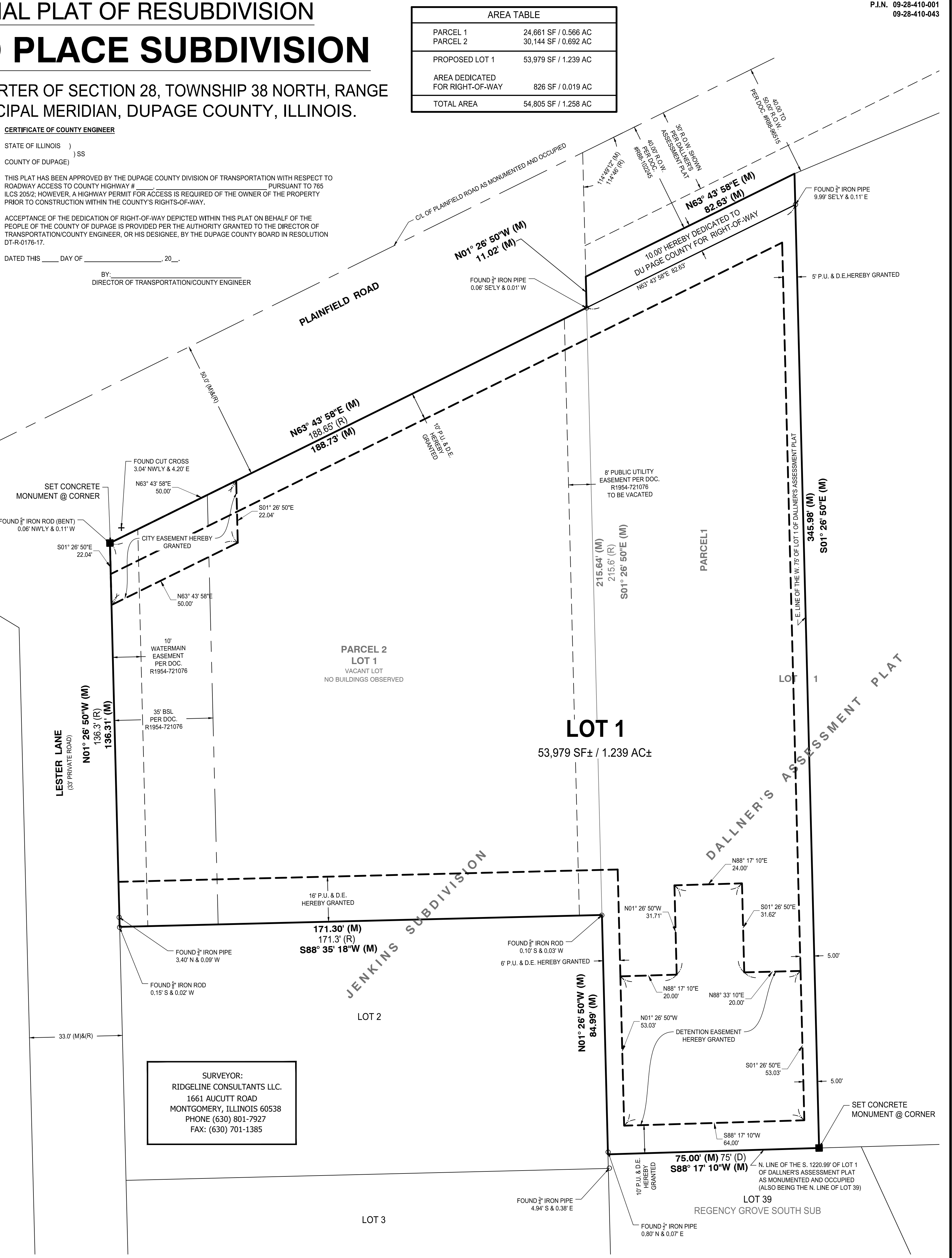
THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS.

ON THE _____ DAY OF _____, A.D., 20____.

AT _____ O'CLOCK _____ M, AND WAS RECORDED IN

BOOK _____ OF PLATS ON PAGE _____.

RECORDER OF DEEDS

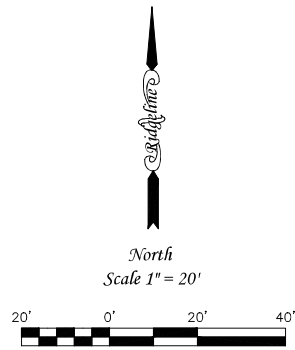


REVISION	DATE	DESC.
1	03/24/20	ADD CITY EASEMENT ON NORTHEAST CORNER OF PROPERTY
2	06/24/20	REVISED PER CITY REVIEW COMMENTS DATED 05/26/20

Ridgeline Consultants LLC
 11661 Aucutt Road, Montgomery, IL 60538
 PH: (630) 701-1385 FAX: (630) 701-1385
 Jiaanfeng Hua P.L.S. 4071 Expiration Date 11/30/2026

PREPARED FOR:
ATLANTIC HOMES
1220 PLAINFIELD ROAD
DARIEN, ILLINOIS

SITE & UTILITY PLAN



SITE AREA TABLE	
PROPERTY AREA	54,805 SF
PRE-EXISTING CONDITIONS*	
BUILDINGS	2,282 SF
ASPHALT LOT	7,377 SF
CONCRETE	383 SF
DECK	490 SF
WALL	31 SF
EXISTING IMPERVIOUS	10,563 SF (19.3%)
PROPOSED CONDITIONS:	
BUILDINGS	18,636 SF
DRIVE/PARKING/CURB	11,957 SF
CONCRETE WALKS	2,084 SF
TRASH ENCLOSURE	169 SF
PROPOSED IMPERVIOUS	32,846 SF (59.9%)
NET NEW IMPERVIOUS	22,283 SF

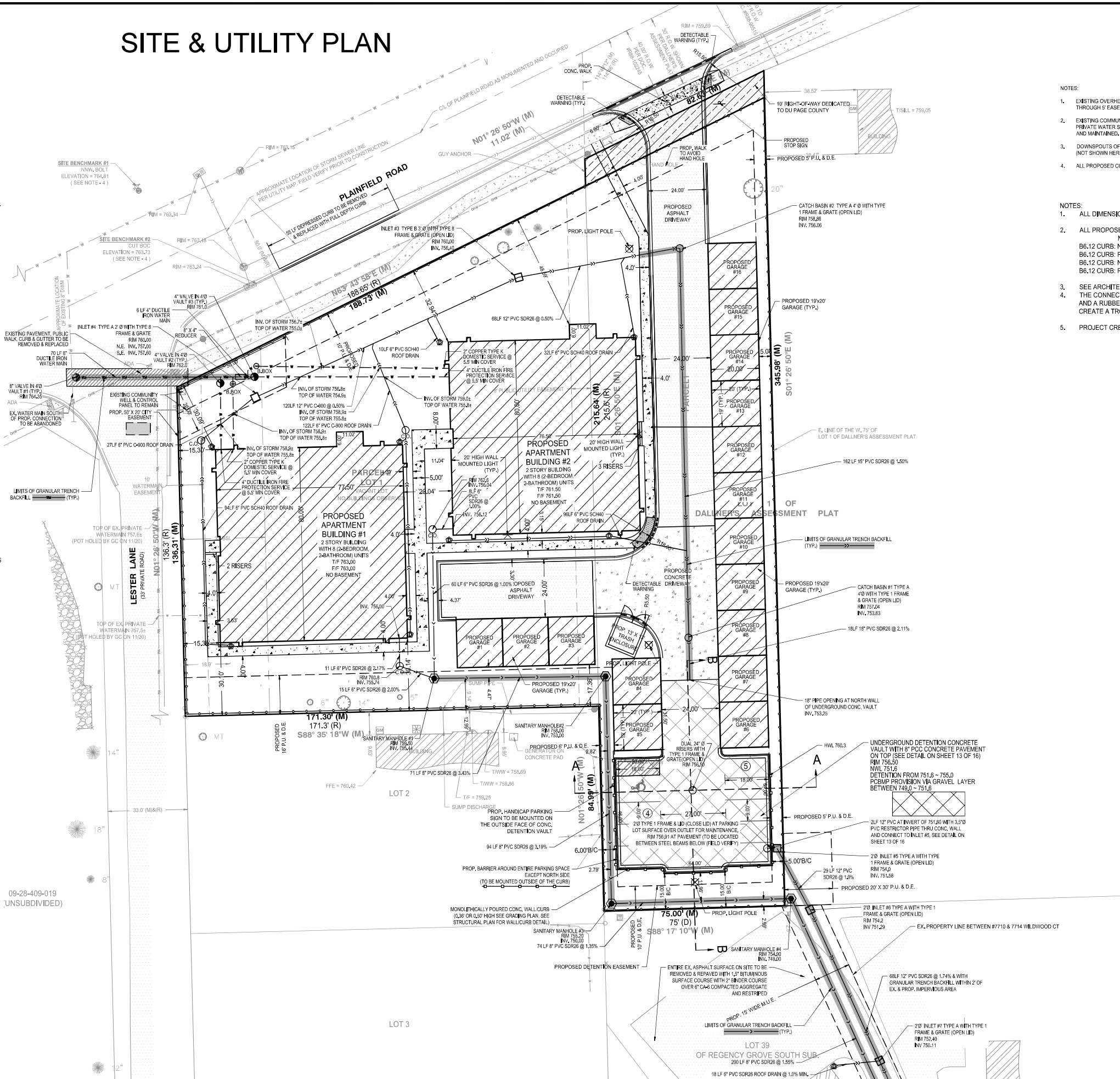
NET NEW IMPERVIOUS 22,283 SF > 2,500 SF THRESHOLD OF PCBMP REQUIREMENT, PCBMP IS REQUIRED.

REQUIRED PCBMP VOLUME: 32,846 SF x 1.25" = 3,422 CF

PROVIDED PCBMP VOLUME VIA A 3702 SF (CONC. VAULT FOOTPRINT) X 2.6' (D) DRYWELL BETWEEN 749.0 - 751.6 = 3,465 CF (36% POROSITY ASSUMED).

NET NEW IMPERVIOUS OF 22,283 SF < 25,000 SF OF THRESHOLD OF DETENTION REQUIREMENTS, NO DETENTION IS REQUIRED, HOWEVER, DETENTION IS PROVIDED VIA AN UNDERGROUND CONCRETE VAULT (751.60-755.00) COMBINED TO RESTRICT RUNOFF NOT TO EXCEED THOSE UNDER EXISTING CONDITION.

*IMPERVIOUS AREA UNDER PRE-EXISTING CONDITION IS BASED ON PLAT OF SURVEY BY MORRIS ENGINEERING, INC. DATED 04/28/22.



- NOTES:
- EXISTING OVERHEAD WIRES RUNNING NORTH & SOUTH THROUGH THE DEVELOPMENT TO BE REROUTED THROUGH EASEMENT IN THE EAST YARD.
 - EXISTING COMMUNITY WELL LOCATED AT THE NORTHWEST CORNER OF THE DEVELOPMENT, AS WELL AS PRIVATE WATER SERVICES, EXCEPT THE ONE CURRENTLY SERVING THE SUBJECT SITE, IS TO BE PRESERVED AND MAINTAINED.
 - DOWNSPOUTS OF PROPOSED GARAGES TO BE ROUTED TO DETENTION SYSTEM VIA UNDERGROUND PIPING (NOT SHOWN HEREON).
 - ALL PROPOSED CURB ON SITE IS B6.12 COMBINATION CURB & GUTTER.
- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - ALL PROPOSED CURB ON SITE IS B6.12 COMBINATION CONCRETE CURB & GUTTER UNLESS NOTED OTHERWISE.
 B6.12 CURB: NORMAL PITCHED TOP OF CURB (T/C) = EDGE OF PAVEMENT (P) + 0.42'
 B6.12 CURB: REVERSED PITCHED TOP OF CURB (T/C) = EDGE OF PAVEMENT (P) + 0.56'
 B6.12 CURB: NORMAL PITCHED DEPRESSIONED CURB (T/C) = EDGE OF PAVEMENT (P) - 0.01'
 B6.12 CURB: REVERSED PITCHED DEPRESSIONED CURB (T/C) = EDGE OF PAVEMENT (P) - 0.09'
 - SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE DETAILS.
 - THE CONNECTION TO THE EX. MANHOLE AT WILD WOOD COURT IS REQUIRED TO BE CORED AND A RUBBER BOOT INSTALLED. ALSO, EX. BENCH SHOULD BE CORED THROUGH TO CREATE A TROUGH.
 - PROJECT CREATES 9 PARKING SPACES INCLUDING 1 HANDICAP PARKING.

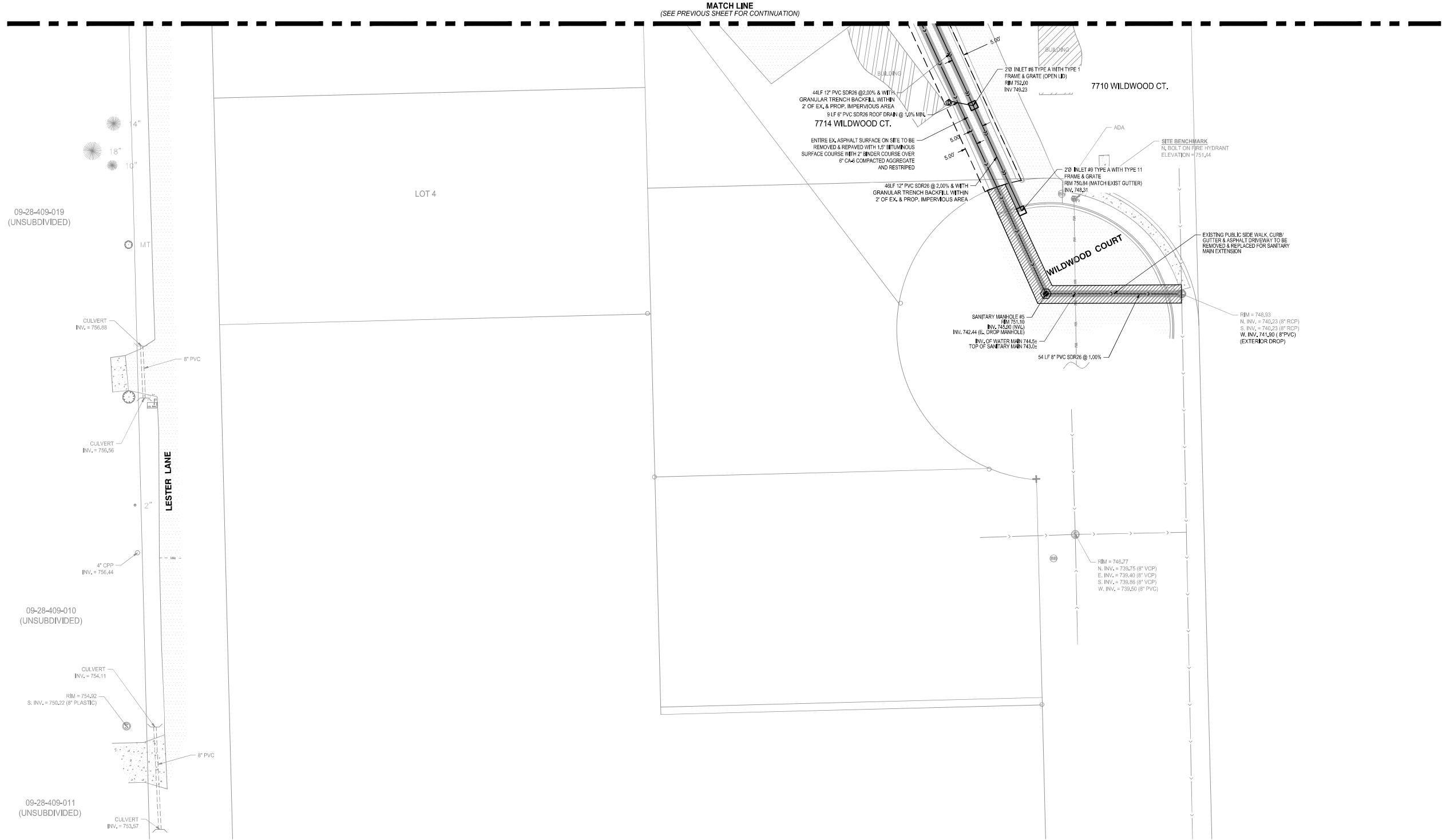
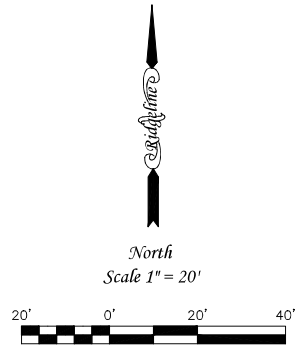
REVISION	DATE	BY	DESCRIPTION
1	04/28/22	JL	ISSUED FOR PERMITS
2	05/10/22	JL	REVISED PER CITY OF DARIEN SUBMITTAL COMMENTS DATED 04/28/22
3	05/10/22	JL	REVISED PER CITY OF DARIEN SUBMITTAL COMMENTS DATED 04/28/22

Ridgeline Consultants LLC
 Illinois Professional Design Firm No. 154-004766
 1220 Plainfield Road, Suite 100
 Darien, IL 60126
 PH: 630.907.7927 FAX: 630.907.1586
 Janeline@ridgeline-consultants.com
 Janeline@ridgeline-consultants.com



PREPARED FOR:
THE EMERALD PLACE
 1220 PLAINFIELD ROAD
 DARIEN, ILLINOIS

SITE & UTILITY PLAN



09-28-409-019
(UNSUBDIVIDED)

09-28-409-010
(UNSUBDIVIDED)

09-28-409-011
(UNSUBDIVIDED)

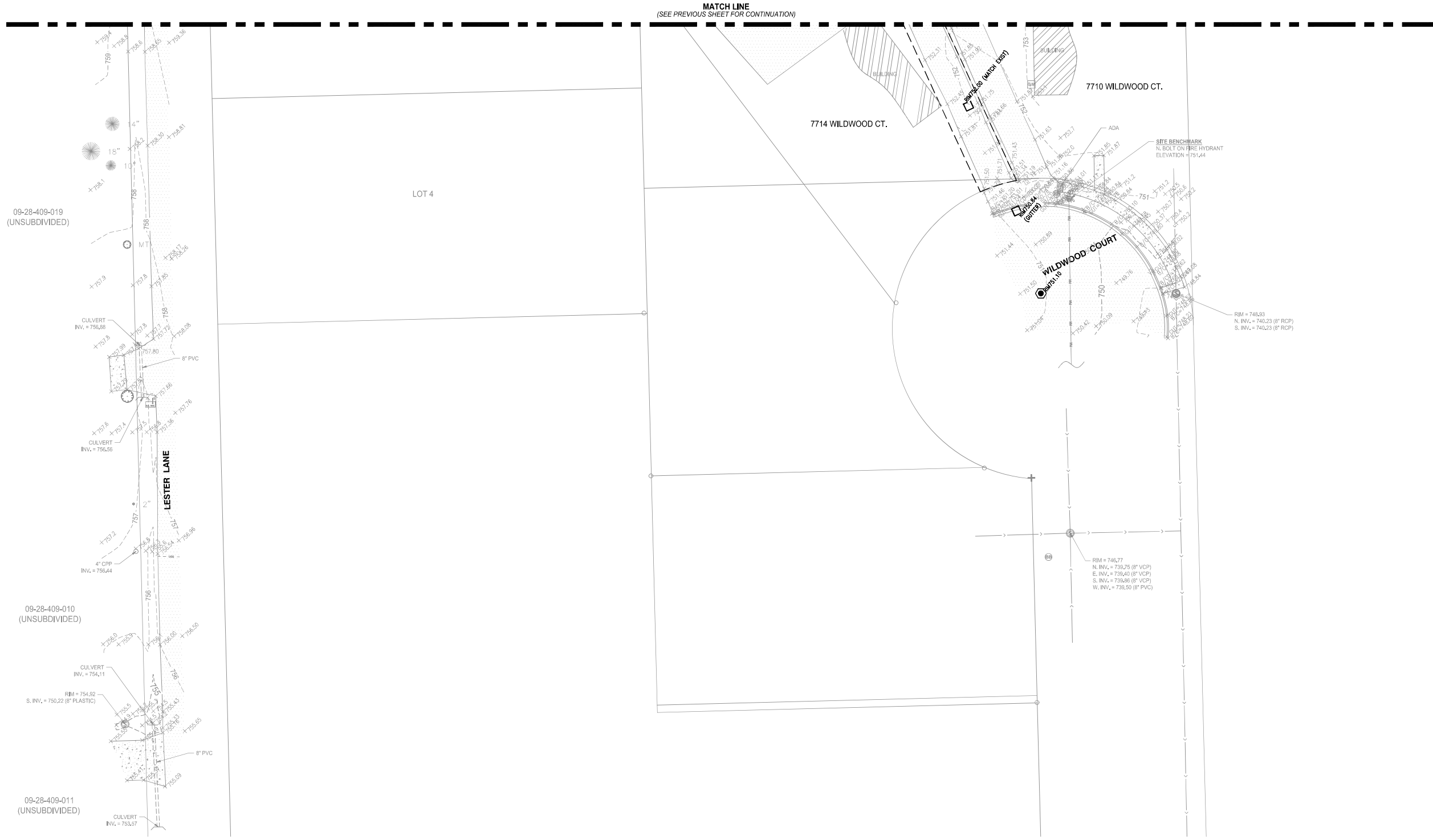
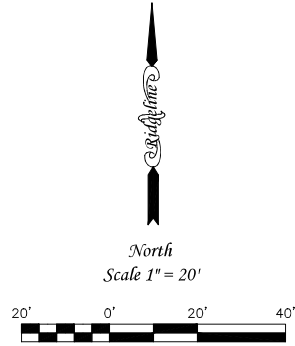
DATE	DESCRIPTION	BY	CHECKED
05/24/24	REVISED PER CITY OF DARIEN REQUEST COMMENTS DATED 04/24/24	JL	JL
05/24/24	REVISED PER CITY OF DARIEN REQUEST COMMENTS DATED 04/24/24	JL	JL
05/24/24	REVISED PER CITY OF DARIEN REQUEST COMMENTS DATED 04/24/24	JL	JL

Ridgeline Consultants LLC
 Illinois Professional Design Firm No. 184-004766
 1220 Plainfield Road
 Darien, IL 60126
 PH: 630.907.7827 FAX: 630.701.1386
 Jurling Hill P.L.S.-4071 Expiration Date 11/30/2026



PREPARED FOR:
THE EMERALD PLACE
 1220 PLAINFIELD ROAD
 DARIEN, ILLINOIS

GRADING PLAN



09-28-409-019
(UNSUBDIVIDED)

09-28-409-010
(UNSUBDIVIDED)

09-28-409-011
(UNSUBDIVIDED)

CULVERT
INV. = 756.08

CULVERT
INV. = 756.55

CULVERT
INV. = 754.11

CULVERT
INV. = 753.57

8" PVC

8" PVC

RIM = 754.92
S. INV. = 750.22 (8" PLASTIC)

4" CPP
INV. = 756.44

MT

15"

759.34
758.8
758.6
758.65
759.38

758.1
758.19
758.81

751.9
751.8
751.7
751.85
751.78

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(SEE PREVIOUS SHEET FOR CONTINUATION)

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ADA

SITE BENCHMARK
N. BOLT ON FIRE HYDRANT
ELEVATION = 751.44

RIM = 748.93
N. INV. = 740.23 (8" RCP)
S. INV. = 740.23 (8" RCP)

RIM = 746.77
N. INV. = 739.76 (8" VCP)
E. INV. = 739.40 (8" VCP)
S. INV. = 739.86 (8" VCP)
W. INV. = 738.50 (8" PVC)

REVISION	DATE	DESCRIPTION
1	09/28/2025	ISSUED FOR PERMIT
2	09/28/2025	REVISED PER CITY OF DARIEN REQUIREMENTS DATED 04/24/25
3	09/28/2025	REVISED PER CITY OF DARIEN REQUIREMENTS DATED 04/24/25

Ridgeline Consultants LLC
 Illinois Professional Design Firm No. 184-004766
 1220 Plainfield Road
 Darien, IL 60155
 PH: 630.907.7827 FAX: 630.907.1386
 Jurling Hill P.L.L.C. 4071 Expiration Date 11/30/2026



PREPARED FOR:
THE EMERALD PLACE
 1220 PLAINFIELD ROAD
 DARIEN, ILLINOIS

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

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

June 16, 2026

City of Darien
1702 Plainfield Road
Darien, Illinois

Attention: Ryan Murphy

Subject: 1220 Plainfield Road – Proposed Apartment Development
(CBBEL Project No. 950323.H0267)

Dear Ryan:

As requested on June 9, 2026, we have reviewed the proposed engineering plans and supporting documents as provided. The following documents have been received and reviewed:

- Final Engineering Plans for Emerald Place – 1220 Plainfield Road prepared by Ridgeline Consultants and dated May 15, 2026
- Final Engineering Estimate of Probable Cost for Emerald Place – 1220 Plainfield Road prepared by Ridgeline Consultants and dated May 15, 2026 (Stamped Copy Attached)
- Stormwater Report prepared by Ridgeline Consultants and dated May 15, 2026
- Comment Response Letter prepared by Ridgeline Consultants dated May 15, 2026
- Preliminary/Final Plat of Resubdivision prepared by Ridgeline Consultants and revised June 4th, 2026
- Plat of Easement for 7706 S. Cass prepared by Ridgeline Consultants and dated April 10, 2026
- Plat of Easement for 7714 Wildwood Ct. prepared by Ridgeline Consultants and dated April 10, 2026
- Engineer's Opinion of Probable Cost prepared by Ridgeline Consultants and dated June 9, 2026 (Copy Attached).

Our previous comments have been addressed, and in our opinion the plans are in general compliance with City Code and standard engineering methods, subject to the following:

1. An IEPA permit will be required for the sanitary extension. We acknowledge that this permit will be obtained after DPCPW's permit acquisition. Provide copy to the City upon receipt.
2. A permit will be required from Du Page County Division of Transportation for work within the Plainfield Road right of way. This includes access to the site. Provide copy to the City upon receipt.
3. The applicant is responsible to file a Notice of Intent with the IEPA for an NPDES permit.
4. After comments in multiple previous review letters regarding the community well, we presume that the applicant and/or design engineer has confirmed that there are no issues

with respect to the proximity of the proposed improvements to the well or private water line.

5. Section 5B-1-6.C.2 of the City Subdivision Regulations provide that the developer submit a development security in the amount no less than 110% of the engineer's estimate of construction cost. The engineer's estimate is in an amount of \$280,663.00 and therefore the development security shall be no less than \$308,730.
6. We presume that the required park and school donations will be cash and not land. The required donations are as follows:
 - Park Donation \$29,040.00
 - Elementary District 61 \$7257.00
 - High School District 86 \$992.00The funds shall be held in accordance with Section 5B-2-5 of City Code.
7. We note that the site compliance with respect to the Illinois Accessibility Code is the responsibility of the design engineer and architect, and it is our understanding that they have determined that the location of the handicapped parking spaces are appropriate.
8. We note that the west building encroaches into the previously platted 35' building setback. We will defer to the City if any further action is required.
9. The Electrical Vehicle Charging Act requires that all parking spots be "EV Capable". No information is provided on the engineering plans regarding this requirement. We will presume that since it requires sufficient capacity in the building electrical panels, that this has been addressed on the architectural plans.
10. It is our understanding that the water service is being reviewed by the Building Department as a single service serving both buildings.
11. Structural drawings and calculation for the underground detention storage vault are under review and a separate review or approval letter will be sent on the structural plans.

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

Sincerely,



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, May 6, 2026

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

ABSENT: Jonathan Johnson

OTHERS: Ryan Murphy - City Planner

Chairperson Lou Mallers called the meeting to order at 7:01 p.m. at the Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Chairperson Mallers declared a quorum present, explained the procedure, and swore in any audience member wishing to present public testimony.

Regular Meeting – New Business

- a. **PZC-26-7 (Special Use Permit) – Petition from the Society of Mount Carmel for approval of a special use permit to utilize the single family home located at 8825 Robert Road, Darien IL 60561 (PIN 10-05-207-015) as a rectory/residential use for approximately three to four priests, brothers, or other religious occupants. The Property is located within the R-2 Single Family Residence District.**

Mr. Ryan Murphy, City Planner, reported that home had been purchased in February of 2026, and was located in the R-2 zoning district, with the same zoning surrounding it. He reported that the petition would be to use the home as a rectory or religious residence with no commercial activity or institutional operations proposed. He further displayed the plat of survey and reported that the code would require a special use for religious institutions. Mr. Murphy reported that staff had found there would be no expected impacts to the property, that it would maintain its previous use as a residence. He reported that the Religious Land Use and Institutionalized Persons Act would federally require the city to evaluate the petition objectively. He further reported that the petitioner had provided a justification letter based on the special use criteria, and that he had received five written comments and several phone calls regarding the petition, all of which were given to the Commission.

Mr. John O’Leary, a representative of the Society of Mt. Carmel, stated that the petitioner owns another property in town that is part of a neighborhood, and that the proposed would be a continued residential use for three to five priests or brothers. He further stated that the petition would not be for commercial use, would not be a public facility, would not be an

institutional campus, and would not be a staff-operated program. Mr. O'Leary stated that the proposed would be a residential occupancy of an existing home, and the property would continue to function as it always has, with no exterior changes, signage, public programming, or staff proposed. He stated that he understands the concerns and appreciates the neighbors, but they describe a different use than the one proposed. He further stated that the proposal would be a low intensity use, that a house this size would attract a family of a similar size, and that there would be no services, it would be strictly a place to live. Mr. O'Leary stated that there would not be a land use impact different than a typical household, and that based on the special use criteria, the evidence would strongly support approval.

Commissioner Chris Jackson questioned if they were being separated from the church because of retirement.

Mr. O'Leary stated that they have another residence, but it is out of room.

Commissioner Jackson questioned if the other residence was also off campus.

Mr. Brian Gawel, Director of Finance for the Society of Mt. Carmel, stated that the residence was located at 1501 Winterberry, and that they also have the white house on the Carmelite campus, the residents of which will be moving out of and into the newly purchased home. He stated that one priest needed a first-floor bedroom. He further stated that some of the men work at the church, but others are fully retired. Mr. Gawel stated that the white house needed major repairs, which were too costly, and the newly purchased home is now an asset to them, which they can turnover, but if they were to build on the campus it would be costlier and a stale asset.

There was some discussion regarding previously proposed renovations to the white house.

Commissioner Jackson questioned if any of the men are priests that do services.

Mr. Gawel confirmed that some of them do conduct mass. He stated that the home on Winterberry does not receive visitors, there is no signage or identifiers that religious occupants live there, and the public is not invited. He further stated that the campus is used for visiting with the public, and their homes are closed, private residences.

Chairperson Mallers questioned if there were facilities for retired priests or brothers on campus.

Mr. Gawel confirmed that there are, but they are all full. He stated that 16 live on campus, but three are moving.

Commissioner Jackson questioned what prompted this application.

Mr. Murphy stated that it was due to the use and number of unrelated individuals, not building permits.

Mr. O'Leary stated that they were very transparent with the city regarding the use and any work being done.

Mr. Murphy stated that the coordination with staff began in the fall of 2025.

Chairperson Mallers stated that the concern with the residents was that the special use would take away from the set up of the single-family residential subdivision.

Mr. O'Leary stated that it would just be four elderly individuals living in a house.

Chairperson Mallers pointed out that they were unrelated.

Mr. Gawel stated that they would be very quiet wouldn't be seen doing much.

Mr. Murphy stated that the impacts are categorized based on intensity, and that there may be a few cars in the driveway.

Commissioner Jackson clarified that there was already an ordinance addressing that.

Mr. O'Leary stated that the residence would be equivalent to a quiet couple in the neighborhood.

Mr. Gawel added that it would be no different than the situation at Winterberry.

Commissioner Jackson questioned what the plan for the pool would be.

Mr. Gawel stated that they did not know what the condition of the pool was, but he would prefer to fill it. He further stated that they had estimated \$200,000 in repairs on the home.

Commissioner Mark Kazich stated that there had been questions on the financial impact on schools, parks, fire, etc. He questioned if these other government agencies have been contacted.

Mr. Murphy stated that they had not, but staff conducted research on permits and general information on property taxes and exemptions. He stated that the property is not currently tax exempt and that tax status is not decided by the city, but regulated by the county and state/federal law. He further stated that taxing districts levy and will receive funding, decided by the county. Mr. Murphy stated that it would be difficult to address these concerns due to the review process being separate from the city.

Mr. O'Leary stated that any property tax exemptions would be a separate legal and administrative process and not part of this hearing.

Mr. Rich Hauser, resident on Dunmore Dr., questioned if a new owner would get the right to the variance if it is granted. He questioned how they would enforce what the variance covers. He stated they should make the language clearer if granting the variance, and that it is not near

the church so it would not meet the criteria. He further stated that he would want to understand this more, and that the property was bought without consulting the community.

Mr. Murphy stated that the special use would go with the property, but any new owner would be subject to a separate review process. He stated that the campus is in the neighborhood, and that any new user would be reviewed under the same framework.

Mr. Hauser questioned if the special use would include what they cannot do.

Mr. Murphy stated that the ordinance would specify limits and would have to match the request from the agenda memo.

Mr. Hauser stated that before it goes to council, they would want to see what it would look like.

Mr. O'Leary stated that if the special use were to change, it would have to go through the application process again.

Mr. Hauser stated that it may be someone new who wasn't expecting the other use. He questioned if once the variance is granted, would it remain forever.

Mr. Murphy clarified that it would be a special use, but it was the same idea as a variance.

Mr. Hauser stated that the concern wouldn't necessarily be the proposed use, but what it could be in the future.

Mr. Brian Nigohosian, a resident of Tara Hill subdivision, stated that he is opposed to the special use as it is not consistent with the area. He stated that it would be a retirement home that is not allowed under the use, and that what is proposed is not the same, suggesting the zoning would be changing from R-2 to multi-family. He further stated that his issue is with the use, not with the owners, and that the requirements of the PUD are defined for a family, which the proposed does not meet the definition of. Mr. Nigohosian stated that there is no definition in the ordinance of a religious occupant, that it was created by staff uses. He stated that the property is not adjacent to the church and that there is no need or demand for it. He further stated that the proposed would be detrimental to single-family use, and that there would be a financial impact that the Commission cannot address. Mr. Nigohosian stated that the institution would apply for a tax exemption on a property sold for \$1.8million and with \$200,000 in repairs, which would bring in \$23,000 in taxes. He reiterated that he was firmly against the proposal, and stated that it would be inconsistent with the zoning.

Mr. O'Leary stated that the proposed would not be a retirement home, there would be no staff, care or meals, and would be strictly residential and no different than any other home.

Mr. Nigohosian stated that it would be a multi-family property and inconsistent with the neighborhood.

Ms. Laurie Jopeak stated that she had sent in a letter with her objections, that Tara Hill is a small and close-knit subdivision, and that she strongly opposes the request. She stated that the proposal would be a rezoning and that if they set the precedent now anyone can change the site. She further stated that a realtor stated that they would worry about selling the home based upon the change. Ms. Jopeak stated that they should extend the request so the neighbors in Tara Hill north can discuss it.

Mr. O'Leary stated that the Carmelites had been good neighbors for years, and that as a real estate attorney he did not believe it would change the nature of the neighborhood. He stated that the request would not open the door for anything, that it is limited, and he would not anticipate the neighborhood becoming multi-family.

Ms. Jopeak stated that it would set precedence and wouldn't be able to be reversed. She reiterated that they would need time to discuss the issue.

Mr. O'Leary stated that they would comply with requirements and guidelines in the code.

Chairperson Lou Mallers swore in another audience member wishing to present public testimony.

Ms. Susan Ciolkosz questioned if the home at 1501 Winterberry had a special use.

Mr. Murphy stated that he would have to look into it, and that she could submit a FOIA request.

Chairperson Mallers closed the discussion to public comment.

Commissioner Jackson clarified that the current use would be to allow two or more non-related.

Mr. Murphy stated that religious would be defined separately from a single family, and that certain uses would be allowed based on the specific use described in the code.

Commissioner Jackson further clarified that it would not be a variance from the allowed unrelated individuals, it would be a special use to the district. He questioned if it would be a rectory specifically.

Mr. Murphy clarified that it would be interpreted broadly under religious uses.

Commissioner Jackson questioned if the property was sold, would the special use be extended and reheard.

Mr. Murphy stated that unless it was specifically noted, it would defer to the building code. He reiterated that it would have to fall under the specific description, and that the narrow approval may or may not be applicable to a future user. He further stated that the special use would remain with the property without an expiration date.

Commissioner Jackson clarified that the specificity of the request would go with the special use.

Mr. Murphy confirmed and stated that there would be specific occupancy limits and approvals.

Commissioner Jonathan Christ clarified that the property would not be allowed for other uses.

Mr. Murphy confirmed that it would only be allowed residential uses, and that any other specific use would be another approval process.

Commissioner Christ questioned if the proposed would change the zoning.

Mr. Murphy stated that it would only be a special use and remain R-2 zoning.

Commissioner Mark Kazich stated that he had reviewed the zoning map and that all the churches in the area are in residential zoning. He further stated that churches are built by using residential zoning with a special use, so this is not out of the ordinary.

Chairperson Mallers stated that if someone came in later, the special use wouldn't really apply, and that they would need to conform to zoning guidelines.

Mr. Murphy confirmed and stated that there would be a time period in the code to adhere to the specifications of the special use, or they may lose the benefits.

Commissioner Jackson questioned if there would be enforcement on a special use.

Mr. Murphy stated that there would be a revocation process initiated by City Council in the case of violations. He further stated that all other code enforcement processes would still apply to a special use property.

Commissioner Jackson stated that it would be unfortunate if the taxing goes, but it is not a use issue. He stated that it sounds like the Society has the financial backing to make improvements to the property.

Chairperson Mallers questioned how long they had owned the Winterberry property.

Mr. Gawel stated that he believes it dates back to the late 90s.

Commissioner Chris Green stated that the Winterberry home is in his back yard, and that they are not disruptive, no one is ever there except the residents, and he does not believe it changes the character of the neighborhood.

Chairperson Mallers questioned when they would move in to the proposed home.

Mr. Gawel stated that depending on the process, they would like to be in by the end of June.

Chairperson Mallers questioned if there was a plan with the white house.

Mr. Gawel stated that there were no plans, just discussions.

Mr. O'Leary stated that if it is not on the national register, it would not be limited to historical.

Mr. Hauser questioned if they would be approving what was drafted on the cover.

Chairperson Mallers stated that they would vote on the special use.

There was some back and forth between Mr. Hauser and Chairperson Mallers.

Commissioner Jackson questioned if they should add language to make it consistent with the zoning district.

Mr. Murphy stated that it would be implied, that staff's goal would be to not limit specific religious individuals, that it would be broadly interpreted due to federal law.

Commissioner Jackson made a motion, seconded by Commissioner Green to approve PZC-26-7 (Special Use Permit) – Petition from the Society of Mount Carmel for approval of a special use permit to utilize the single family home located at 8825 Robert Road, Darien IL 60561 (PIN 10-05-207-015) as a rectory/residential use for approximately three to four priests, brothers, or other religious occupants. The Property is located within the R-2 Single Family Residence District.

Upon roll call vote, the MOTION TIED 3-3.

AYES: Christ, Green, Jackson

NAYS: Mallers, Gillespie, Kazich

ABSENT: Johnson

Mr. Murphy stated that the petition would move to Municipal Services with no favorable recommendation.

Regular Meeting – Old Business

There was no old business to discuss.

Staff Updates & Correspondence

There were no staff updates or correspondence.

The Commission had a brief discussion regarding the follow up process for the petition.

Approval of Minutes

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

Commissioner Gillespie made a motion, seconded by Commissioner Jackson to approve the April 15, 2026 Regular Meeting Minutes.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 6-0.

Next Meeting

Chairperson Mallers announced that the next meeting would be scheduled for May 20, 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 8:22 p.m.

Respectfully Submitted:

Approved:

X

Jessica Plzak
Secretary

X

Lou Mallers
Chairperson