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KATHLEEN V. CARRIER, RECORDER  
DUPAGE COUNTY ILLINOIS  
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**CITY OF DARIEN**  
**DU PAGE COUNTY, ILLINOIS**

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**ORDINANCE NO. O-24-22**

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE  
COMPREHENSIVE PLAN FOR THE CITY OF DARIEN,  
DUPAGE COUNTY, ILLINOIS**

**(PZC2022-04: COMPREHENSIVE PLAN AMENDMENT)**

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**ADOPTED BY THE  
MAYOR AND CITY COUNCIL  
OF THE  
CITY OF DARIEN  
THIS 21<sup>st</sup> DAY OF NOVEMBER, 2022**

**Published in pamphlet form by authority  
of the Mayor and City Council of the City  
of Darien, DuPage County, Illinois, this  
30<sup>th</sup> day of November, 2022.**

*Prepared by/Returned  
JOANNE RAGONA  
(City Clerk)  
1702 Plainfield Rd  
DARIEN IL 60541*

ORDINANCE NO. 0-24-22

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE  
COMPREHENSIVE PLAN FOR THE CITY OF DARIEN,  
DUPAGE COUNTY, ILLINOIS**

**(PZC2022-04: COMPREHENSIVE PLAN AMENDMENT)**

**WHEREAS**, the City of Darien has adopted and from time to time amended its Comprehensive Plan; and

**WHEREAS**, the Planning and Zoning Commission of the City of Darien has proposed a new amendment to the Comprehensive Plan; and

**WHEREAS**, a copy of the proposed amendment is attached to this Ordinance as **Exhibit 1**; and

**WHEREAS**, on July 20, 2022 and September 21, 2022, the Planning and Zoning Commission of the City of Darien held a public hearing in accordance with the requirements of Section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7), for the purpose of providing members of the public an opportunity to comment on the proposed amendment to the Comprehensive Plan; and

**WHEREAS**, the Planning and Zoning Commission, following the conclusion of the public hearings, recommended that the City Council adopt the proposed amendment to the Comprehensive Plan; and

**WHEREAS**, on October 24, 2022, the Municipal Services Committee reviewed the petition and has forwarded its recommendation that the City Council adopt the proposed amendment; and

**WHEREAS**, the City Council has reviewed the findings and recommendations described

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above and now determines to adopt the amendment subject to the terms, conditions, and limitations described herein below;

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

**SECTION 1: COMPREHENSIVE PLAN AMENDED.**

A. The City Council does hereby amend the Comprehensive Plan to incorporate the text attached as Exhibit 1.

B. This amendment shall govern and control over any prior provision of the Comprehensive Plan to the extent of any conflict.

**SECTION 2: RECORDATION.** The City Clerk is hereby directed to file notice of the adoption of this amendment to the Comprehensive Plan with the DuPage County Recorder of Deeds in accordance with Section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7). In accordance with Section 11-12-7 of the Illinois Municipal Code, this amendment shall become effective ten (10) days after the City Clerk files notice of the adoption of this amendment with the DuPage County Recorder of Deeds.

**SECTION 3: HOME RULE.** This ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter no delegated to municipalities by state law. It is the intent of the corporate authorities of the City of Darien that to the extent of the terms of this

ORDINANCE NO. 0-24-22

ordinance should be inconsistent with any non-preemptive state law, that this ordinance shall supercede state law in that regard within its jurisdiction.

**SECTION 4: EFFECTIVE DATE.** This Ordinance shall be in full force and effect upon its passage, approval, and publication as required by law.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 21<sup>st</sup> day of November, 2022.**

AYES 6 - Belczak, Gustafson, Kenny, Schauer, Sullivan, Vaughan

NAYS: 0 - NONE

ABSENT: 1 - Chlystek

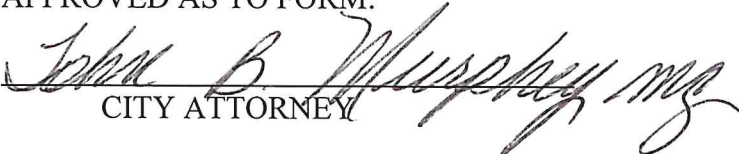
**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 21<sup>st</sup> day of November, 2022.**

  
JOSEPH MARCHESE, MAYOR

ATTEST:

  
JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

  
CITY ATTORNEY



# CHAPTER IV, KEY DEVELOPMENT AREAS

This portion of the plan focuses on key land use opportunities for specific areas. Nine key areas are identified as vacant, underutilized, or prime for redevelopment to promote a better balance of land uses in the City of Darien. These nine areas have been designated and prioritized (1 through 9) as key areas to promote community identity, increase amenities, and attract revenue-producing uses. Multiple factors were considered critical toward achieving the stated goals and objectives of this comprehensive plan while identifying each area, and planning for each key development area includes the following:

- Text that describes the property or parcels that make up the development area.
- An identification of proposed land uses.
- Adjacent land uses.

While each of the nine key areas are listed on the following pages, a summary list of the areas is below:

- Key Development Area #1  
Southeast corner of 75<sup>th</sup> Street and Lemont Road intersection (Chestnut Shopping Center).
- Key Development Area #2  
Area between and around 75<sup>th</sup> Street, Plainfield Road, and Clarendon Hills Road intersections. Area includes Darien Community Park, Hinsdale South High School, Tri-State Fire District, Indian Prairie Library, and the Sportsplex.
- Key Development Area #3  
All four quadrants of 75<sup>th</sup> Street and Cass Avenue intersection.
- Key Development Area #4  
Area adjacent to Cass Avenue along its east side, south of Concord Place (Darien Plaza).
- Key Development Area #5  
Southeast corner of 75<sup>th</sup> Street and Lyman Avenue intersection (Darien Towne Centre).
- Key Development Area #6  
Southwest corner of 75<sup>th</sup> Street and Lyman Avenue intersection (Marketplace at Darien).
- Key Development Area #7  
Northeast quadrant of Interstate 55 and Lemont Road interchange (Oldfield Triangle).
- Key Development Area #8  
Area adjacent to Route 83 along its west side, south of 67<sup>th</sup> Street.
- Key Development Area #9  
Southwest corner of Lemont Road and 87<sup>th</sup> Street intersection.

# KEY DEVELOPMENT AREA #1

Location: Southeast corner of 75<sup>th</sup> Street and Lemont Road intersection (Chestnut Shopping Center).

Existing Conditions: Fully developed shopping and commercial center with existing retail uses throughout.

Zoning: B-3 Business District.

Proposed Land Use: Prioritize mixed-use redevelopment but also focus on filling existing tenant vacancies and improving the aesthetics of the site (i.e. façade enhancements). Infill development consistent with the current center is also viable.

Adjacent Land Uses:

- North: Commercial
- South: Forest Preserve
- East: Residential
- West: Commercial



## KEY DEVELOPMENT AREA #2

Location: Area between and around 75<sup>th</sup> Street, Plainfield Road, and Clarendon Hills Road intersections. Area includes Darien Community Park, Hinsdale South High School, Tri-State Fire District, Indian Prairie Library, and the Sportsplex.

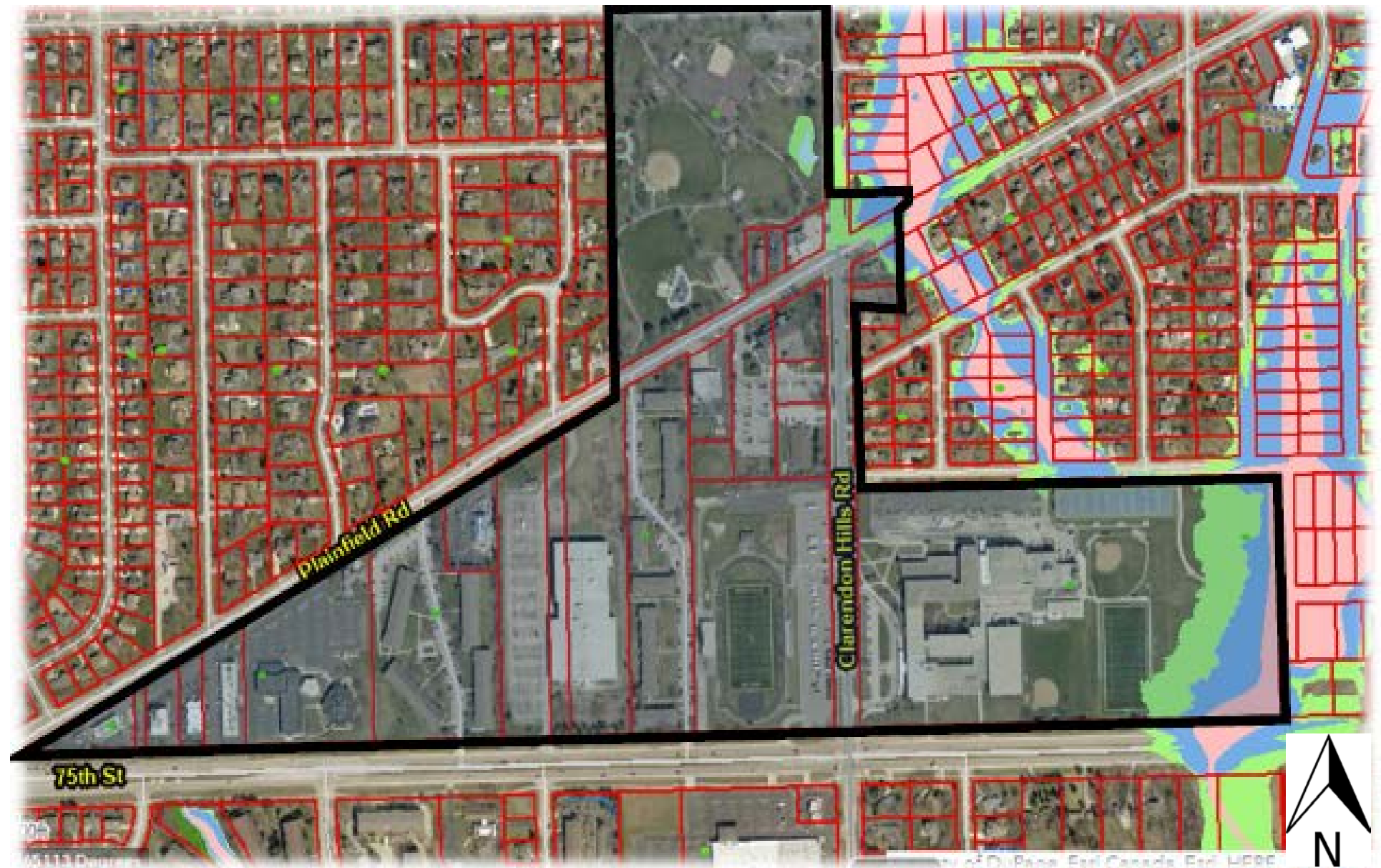
Existing Conditions: This key area has a wide range of existing uses, including office and retail, park and recreational facilities, school facilities, a library, and Fire Department.

Zoning: B-1 Business District, B-2 Business District, R-2 Residence District, R-3 Residence District.

Proposed Land Use: Proposed opportunities include new development and redevelopment, creating a “downtown” atmosphere, pedestrian-oriented and mixed-use design, and enhancing existing uses.

Adjacent Land Uses:

- North: Residential
- South: Commercial, Residential
- East: Residential
- West: Commercial, Residential



## KEY DEVELOPMENT AREA #3

Location: All four quadrants of 75<sup>th</sup> Street and Cass Avenue intersection.

Existing Conditions: Central area surrounding major intersection with primarily commercial centers, school property, and an existing apartment complex.

Zoning: B-2 Business District, R-2 Residence District, R-3 Residence District.

Proposed Land Use: Recommended for infill development, including additional retail and shopping uses, pedestrian-oriented and mixed-use design, and outdoor dining. Specific property to target is the existing school for redevelopment.

Adjacent Land Uses:

- North: Residential
- South: Business, Residential
- East: Residential
- West: Residential





## KEY DEVELOPMENT AREA #4

Location: Area adjacent to Cass Avenue along its east side, south of Concord Place (Darien Plaza).

Existing Conditions: This area is mostly developed with a mixture of office buildings, light industrial uses, and a retail shopping center.

Zoning: B-1 Business District; Planned Unit Development (PUD).

Proposed Land Use: Create a more cohesive development and capitalize off infill opportunities with mixed-use, pedestrian-oriented development. This area has existing access off a high volume road (Cass Avenue), so the circulation opportunities and visibility is in place for new development.

Adjacent Land Uses:

- North: Residential
- South: Residential
- East: School, Residential
- West: Office, Residential



## KEY DEVELOPMENT AREA #5

Location: Southeast corner of 75<sup>th</sup> Street and Lyman Avenue intersection (Darien Towne Centre).

Existing Conditions: Fully developed shopping and commercial center with large anchor tenants (i.e. Home Depot, Walmart). The area also consists of outlots containing restaurants, a grocery store, and bank.

Zoning: B-3 Business District, Planned Unit Development (PUD).

Proposed Land Use: Main priority is infill development and converting expansive parking areas into commercial buildings or mixed-use. Improving the existing site is also a priority through façade renovations and other architectural enhancements.

### Adjacent Land Uses:

- North: Residential
- South: Residential
- East: Commercial, Residential
- West: Commercial



## KEY DEVELOPMENT AREA #6

Location: Southwest corner of 75<sup>th</sup> Street and Lyman Avenue intersection (Marketplace at Darien).

Existing Conditions: Multiple parcels comprised of strip commercial center, residential, utility company, Fire Department, and a vacant area.

Zoning: B-2 Business District, Planned Unit Development (PUD), R-1 Residence District, R-2 Residence District, R3 Residence District.

Proposed Land Use: This area includes property that would allow the expansion of the existing strip commercial center to the west. Further redevelopment opportunities could be implemented along Lyman Avenue in the future pending whether current property owners and uses remain.

### Adjacent Land Uses:

- North: Residential
- South: Residential
- East: Commercial
- West: Residential



## KEY DEVELOPMENT AREA #7

Location: Northeast quadrant of Interstate 55 and Lemont Road interchange (Oldfield Triangle).

Existing Conditions: Mostly undeveloped area with existing office buildings, gas station, and single-family homes on the periphery.

Zoning: B-3 Business District, Office (O) District, R-1 Residence District.

Proposed Land Use: Commercial use along Frontage Road should be prioritized in addition to more residential use through new development and subdivision process.

Adjacent Land Uses:

- North: Forest Preserve
- South: Commercial, Residential
- East: Residential
- West: Commercial, Residential



## KEY DEVELOPMENT AREA #8

Location: Area adjacent to Route 83 along its west side, south of 67<sup>th</sup> Street.

Existing Conditions: Mixture of small commercial buildings, office buildings, and residential properties in between.

Zoning: B-2 Business District, R-2 Residence District.

Proposed Land Use: Opportunities to infill and redevelop a cohesive commercial frontage along Route 83.

Adjacent Land Uses:

- North: Residential
- South: Commercial
- East: Office
- West: Residential



## KEY DEVELOPMENT AREA #9

Location: Southwest corner of Lemont Road and 87<sup>th</sup> Street intersection.

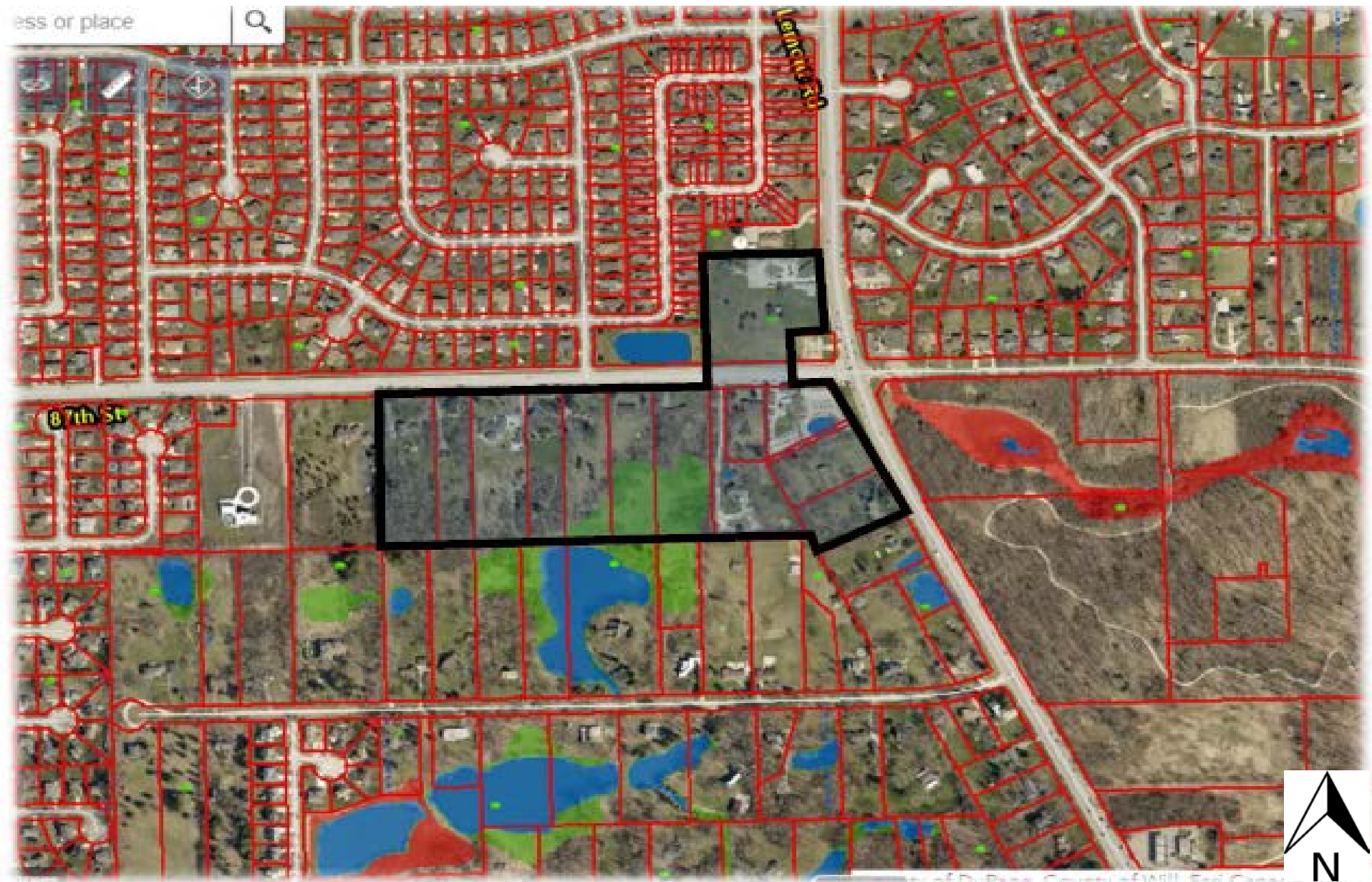
Existing Conditions: Area contains estate type homes on large parcels in addition to a pre-existing landscape supply business at the intersection of Lemont Road and 87<sup>th</sup> Street.

Zoning: B-3 Business District, R-1 Residence District, R-2 Residence District.

Proposed Land Use: This key area is can include commercial development if cohesive in nature. It also presents opportunity for further residential development either through infill or subdivision.

Adjacent Land Uses:

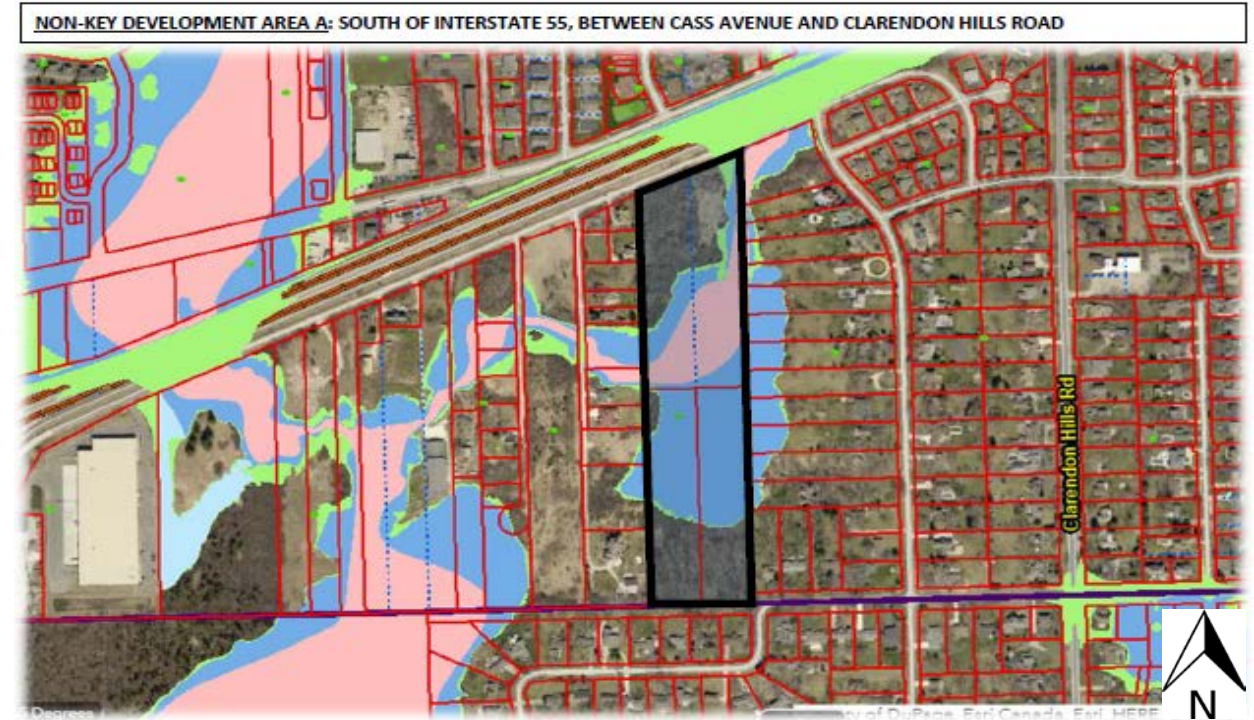
- North: Residential
- South: Residential
- East: Residential
- West: Residential



# CHAPTER V, FUTURE LAND USE (NON-KEY AREAS)

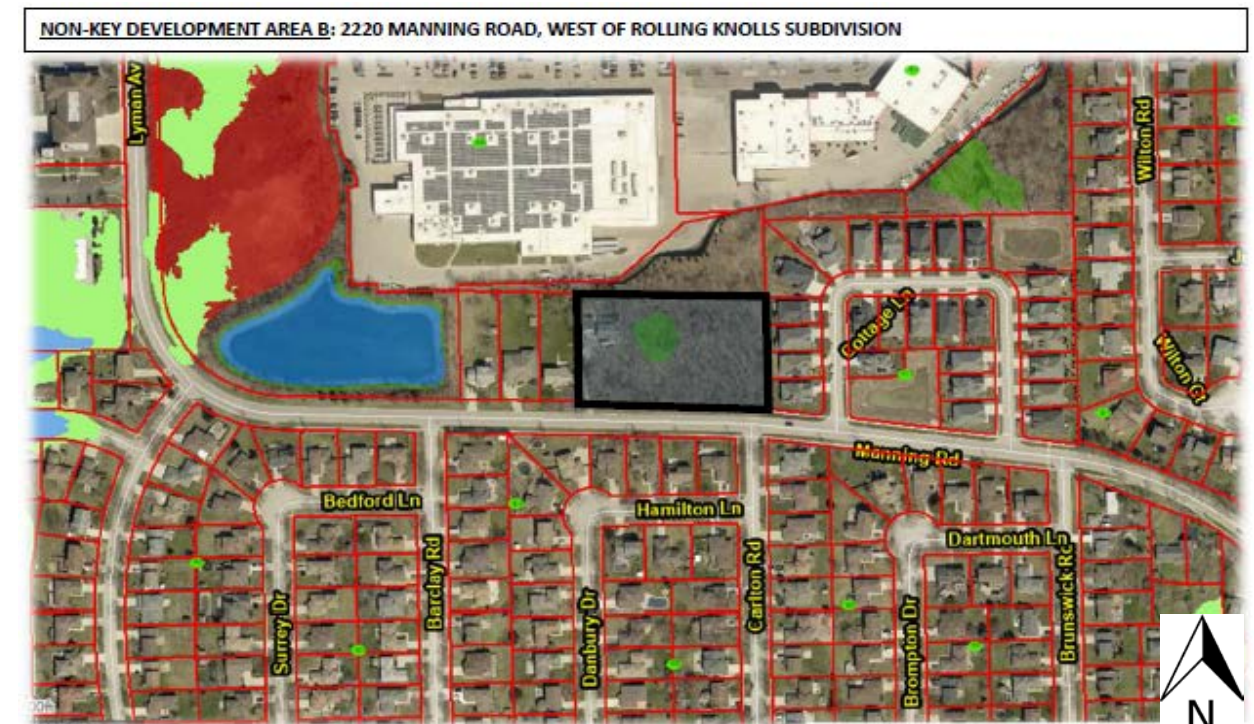
## NON-KEY DEVELOPMENT AREA A

Location: South of Interstate 55, between Cass Avenue and Clarendon Hills Road.



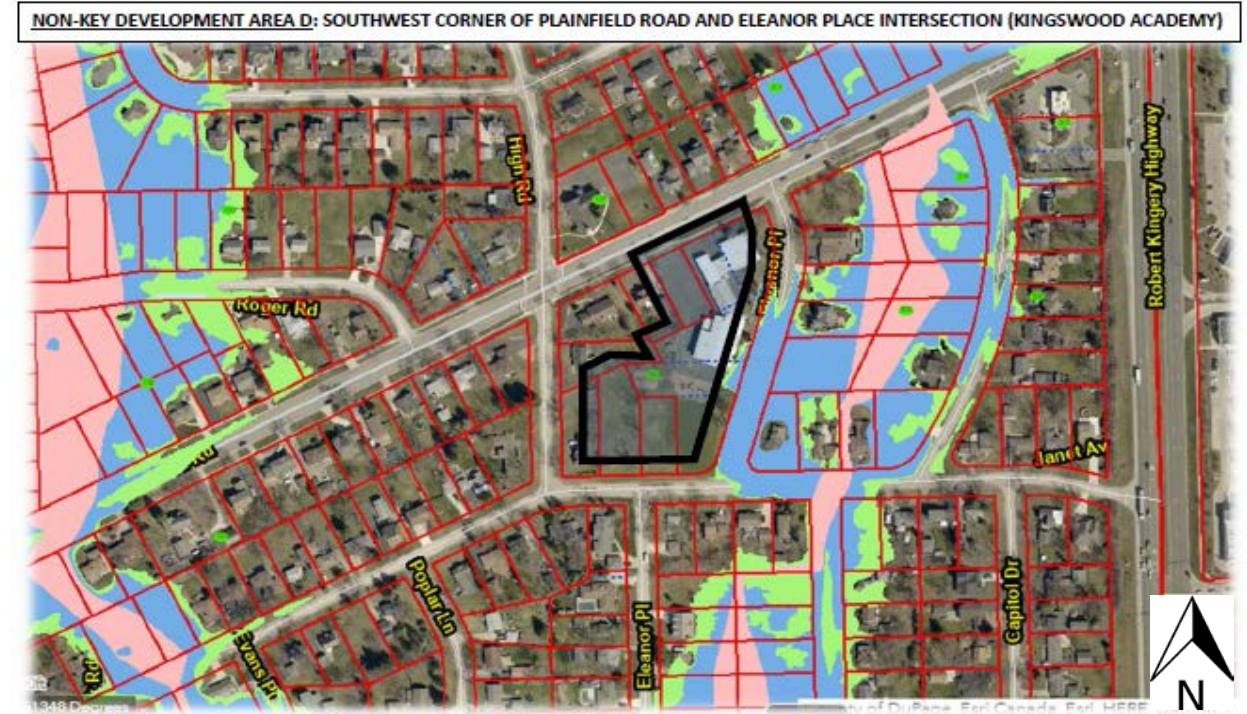
## NON-KEY DEVELOPMENT AREA B

Location: 2220 Manning Road, west of Rolling Knolls Subdivision.



## NON-KEY DEVELOPMENT AREA C

Location: Southwest corner of Plainfield Road and Eleanor Place intersection (Kingswood Academy).



## NON-KEY DEVELOPMENT AREA D

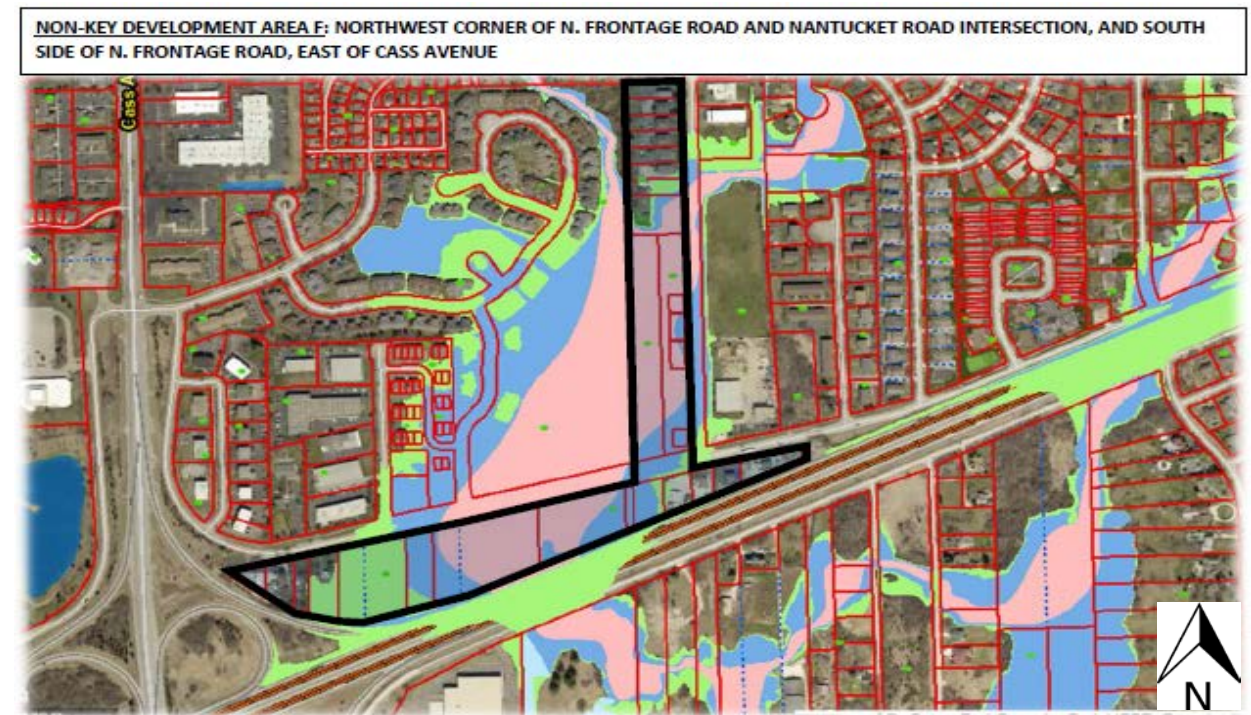
Location: South side of N. Frontage Road, west of Bailey Road.





## NON-KEY DEVELOPMENT AREA E

Location: Northwest corner of N. Frontage Road and Nantucket Road intersection, and south side of N. Frontage Road, east of Cass Avenue.



## NON-KEY DEVELOPMENT AREA F

Location: South side interstate 55, west and north of waterfall glen forest preserve.



## NON-KEY DEVELOPMENT AREA G

Location: Northeast corner of 75<sup>th</sup> Street and Fairview Avenue intersection (Westwood Park).



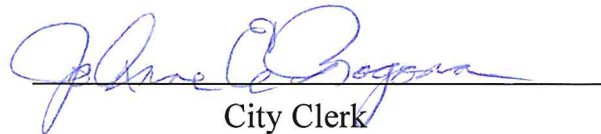
STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF DU PAGE    )

I, JoAnne E. Ragona, do hereby certify that I am the duly qualified CITY CLERK of the CITY OF DARIEN of DuPage County, Illinois, and as such officer I am the keeper of the records and files of the City;

I do further certify that the foregoing constitutes a full, true and correct copy of ORDINANCE NO. O-24-22 “*AN ORDINANCE ADOPTING AN AMENDMENT TO THE COMPREHENSIVE PLAN FOR THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS (PZC2022-04: COMPREHENSIVE PLAN AMENDMENT)*” of The City of Darien, Du Page County, Illinois, Duly Passed and Approved by the Mayor and City Council at a Meeting Held on November 21, 2022.

IN WITNESS WHEREOF, I have hereunto affixed my official hand and seal this 21<sup>st</sup> day of November, 2022.



  
City Clerk