

**CITY OF DARIEN**  
**PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION**

Wednesday, May 21, 2025

7:00 PM

Council Chambers  
1702 Plainfield Road

AGENDA

1) Call to Order

2) Roll Call

3) Regular Meeting – New Business

**a. PZC2025-12**

**7322 Darien Lane – Mark Garber**

Petition for a variation from Section 5A-11-3-4 of the City Code to permit a paved accessory RV/trailer parking to be placed within the required five-foot side yard setback of 7322 Darien Lane, Darien IL 60561 (PIN 09-27-108-014).

**b. PZC2025-11**

**7415 Cass Avenue – Indvestia Darien LLC**

Petition for a Special Use Permit to allow the establishment of a recreational facility/health club within an existing building located in the B-2 Community Shopping Center District at 7415 South Cass Avenue, Darien IL 60561 (PIN 09-27-108-033).

4) Regular Meeting – Old Business

**a. PZC2024-09**

**7511 Lemont Road – Chestnut Court Darien IL LLC**

A petition for the rezoning and redevelopment of the Chestnut Court shopping center located in the B-3 (General Business) zoning district at the southeast corner of 75th Street and Lemont Road, commonly known as 7511 Lemont Road (PINs 09-29-300-008, 09-29-300-022, 09-29-300-023, 09-29-300-024, and 09-29-300-025). The project includes the following:

- A request to change the zoning for the project site from B-3 (General Business District) to M-U (Mixed-Use);
- A variation to allow for ground-floor residential for a multifamily apartment building;
- A variation to reduce the required parking ratio from 2 spaces per dwelling unit to 1 space per dwelling unit;

- A preliminary plat of subdivision to re-subdivide the site for development purposes
- The construction of three (3) retail buildings totaling 107,165 square-feet and one 151,196 square-foot four-story 156-unit multifamily apartment building comprised of studio, one-bedroom and two-bedroom units, with residential amenities including a fitness room, club room, storage, and outdoor recreation areas, with an option to increase the number of units to a total of 166-units;
- Façade improvements for the commercial center;
- On-site improvements including landscaping, fencing, walkways, parking and loading areas, on-site utilities, and drainage/stormwater facilities

5) Staff Updates & Correspondence

6) Approval of Minutes                      May 7, 2025

7) Next Meeting                                      June 4, 2025

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

9) Adjournment