

CITY OF DARIEN
PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Wednesday, April 2, 2025

7:00 PM

Darien Council Chambers

1702 Plainfield Road

AGENDA

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

- 4) Regular Meeting – Old Business
- 5) Staff Updates & Correspondence

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| 6) Approval of Minutes | February 19, 2025 |
| 7) Next Meeting | March 19, 2025 |
| 8) Public Comments | [On Any Topic Related to Planning and Zoning] |
| 9) Adjournment | |