

CITY OF DARIEN
PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Wednesday, May 7, 2025

7:00 PM

Council Chambers

1702 Plainfield Road

AGENDA

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

a. PZC2025-08

8337 Grandview Lane – Daniel Dobrzynski

A petition for a variation from Section 5A-5-8-2-4 of the City Code to permit a fence 6 feet in height within the corner side and rear yard of 8337 Grandview Lane, Darien IL 60561 (PIN 09-31-401-005).

b. PZC2025-10

2330 Green Valley Road – Brennan O’Brien

A petition for a variation from Section 5A-5-8-2-4 of the City Code to permit a fence 6 feet in height within the corner side and rear yard of 2330 Green Valley Road, Darien IL 60561 (PIN 09-29-402-013).

c. PZC2025-07

6624 Richmond Avenue – Maria Saenz

A petition for a plat of subdivision to subdivide the property at 6624 Richmond Avenue (PIN 09-22-104-056) into two lots, and a variation from Section 5A-7-2-5 of the City Code to allow for the creation of a lot less than 120 feet in depth within the Single Family Residence (R-2) District, which still meets the minimum lot area requirement.

d. 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

6) Approval of Minutes April 16, 2025

7) Next Meeting May 21, 2025

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

9) Adjournment