

MINUTES CITY OF DARIEN

PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Wednesday, February 4, 2026

PRESENT: Lou Mallers – Chairperson, Chris Jackson, Jonathan Johnson, Mark Kazich

ABSENT: Jonathan Christ, Shari Gillespie, Chris Green

OTHERS: Ryan Murphy – City Planner

Chairperson Lou Mallers called the meeting to order at 7:00 p.m. at the Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Chairperson Mallers declared a quorum present.

Regular Meeting – New Business

- a. **PZC-25-1 – 2220 Manning Road – David Mulé – Petition for a plat of subdivision to subdivide the property at 2220 Manning Road (PIN 09-29-400-009) into two lots within the Single Family Residence (R-2) District.**

Mr. Ryan Murphy, City Planner stated that the petitioner would split the 2.27-acre lot in the middle. He stated that the City Engineer reviewed the petition, stating it would comply. He further stated that the wetland delineation would outline the boundaries of the wetland so any new development wouldn't make an impact. Mr. Murphy stated that the intent for the future would be to build a single-family home on one of the lots, and that it had the petition had been reviewed by the DuPage County environmental commission. He stated that the city would require public sidewalks to be installed, but they would dead end before Walmart. He further stated that the code would allow a streamlined process and that the review would come at a later date and have further requirements.

Chairperson Mallers swore in the petitioner.

Mr. David Mulé stated that he would split the lot in half to have two 1.1 acre lots. He stated that he had no current plans for construction, but would like to build a single-family home in the future.

Alderman Eric Gustafson questioned if the lot could be subdivided further into multiple lots.

Mr. Murphy stated that it could be subdivided into thirds, similar to the existing homes in the area.

Someone in the audience questioned what the timeline for the development would be.

Mr. Mulé stated that he had no plans currently, but possibly later this year.

Mr. Murphy stated that they would likely not break ground until next year.

Chairperson Mallers confirmed that this petition would only be for the subdivision and the development would be discussed at a future meeting.

Someone in the audience questioned the environmental impacts of the development.

Mr. Murphy stated that Illinois does not have very strict environmental regulations for removing wetlands.

Commissioner Chris Jackson stated that the DNR report was in the packet.

Mr. Murphy confirmed that the Department of Natural Resources stated that there were no hazards identified.

Chairperson Mallers stated that a subdivision had been built in town in a previously wooded area and no issues resulted.

There was some discussion regarding coyotes.

Commissioner Jackson questioned if all of Christopher Burke's report could be dealt with at the staff level.

Mr. Murphy confirmed that it would.

Commissioner Johnson made a motion, seconded by Commissioner Jackson to approve PZC-25-1 – 2220 Manning Road – David Mulé – Petition for a plat of subdivision to subdivide the property at 2220 Manning Road (PIN 09-29-400-009) into two lots within the Single Family Residence (R-2) District.

Upon roll call vote, MOTION CARRIED UNANIMOUSLY 4-0.

Mr. Murphy announced that the petition would move forward to the Municipal Services Committee.

Regular Meeting – Old Business

There was no old business to discuss.

Staff Updates & Correspondence

Chairperson Mallers requested updates regarding economic development in the city.

Mr. Murphy stated that he would include the Commission on code enforcement updates going forward.

He stated that there had not been a vote on the commercial vehicle regulations, and the final revision on proposed changes would be voted on at the February 23rd Municipal Services meeting.

He stated that the petition on Fairview is not active, but has not been formally withdrawn.

He stated that the condo project on Plainfield won't break ground until it's warmer. He further stated that the project is still in plan review and requests are trying to be met.

He stated that the next meeting would cover 2505 75th Street, a petition to put in a sign company next to Haraldsen's Garage.

He stated that the site where TGIF was is under contract for two drive-thru facilities. There was some discussion regarding traffic impacts.

He stated that the space in front of Planet Fitness had a coffee chain in contract that may require a variation.

He stated that the Illinois Supreme Court saw a case regarding fencing in Darien Club, so residents would now have the option to build a perimeter fence.

He stated that Miskatonic and Mi Hacienda closed, so there would be two open liquor licenses.

He stated that there are many discussions of potential businesses to be brought to Chestnut Court, and that the TIF fund had been created but no agreement had been proposed by the developer.

He stated that Culver's would be undergoing some architectural updates.

He stated that Burlington would open in March or April.

He stated that True North would break ground when the weather is warmer. There was some discussion regarding the signage from the gas station to Cass.

Approval of Minutes

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

Commissioner Jackson made a motion, and it was seconded by Commissioner Kazich to approve the October 15, 2025 Regular Meeting Minutes.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 4-0.

Next Meeting

Chairperson Mallers announced that the next meeting would be scheduled for February 18, 2026.

Public Comments (On Any Topic Related to Planning and Zoning)

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

Adjournment

Commissioner Jackson left the meeting. No further business was conducted. Commissioner Kazich made a motion, seconded by Commissioner Johnson to adjourn. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 7:59 p.m.

Respectfully Submitted:

Approved:

X

Jessica Plzak
Secretary

X

Lou Mallers
Chairperson