

CITY OF DARIEN

NOTICE OF SPECIAL MEETING

PLEASE TAKE NOTICE THAT THE MUNICIPAL SERVICES COMMITTEE HAS SCHEDULED A SPECIAL MEETING TO BE HELD ON TUESDAY, SEPTEMBER 2, 2025, 6:40 PM IN THE CITY COUNCIL CHAMBERS AT CITY HALL, 1702 PLAINFIELD ROAD, DARIEN, ILLINOIS. AGENDA IS AS FOLLOWS:

- 1. Call to Order & Roll Call**
- 2. Establishment of Quorum**
- 3. New Business**
 - a. [PZC2025-16](#) – Variation (sign – mural) 7100 Route 83 – Inspire Brands, Inc.**
- 4. Adjournment**

THIS NOTICE IS GIVEN PURSUANT TO CHAPTER 5, SECTION 120/2.02 OF THE ILLINOIS COMPILED STATUTES (5 ILCS 120/2.01).

**JOANNE E. RAGONA
CITY CLERK
AUGUST 28, 2025**

AGENDA MEMO
MUNICIPAL SERVICES COMMITTEE
SEPTEMBER 2, 2025

CASE

PZC2025-16

Variation (Sign - Mural)
 7100 Route 83 – Inspire Brands, Inc.

ISSUE STATEMENT

Petition from Inspire Brands, Inc. for a variation from Section 4-3-7(A)(3) and 4-3-7(B)(7) to allow a painted sign (mural) on the exterior of an existing drive-thru eating establishment, located in the B-1 Neighborhood Convenience Shopping District at 7100 Route 83, Darien IL 60561 (PINs: 09-23-315-001 and 09-23-315-002).

GENERAL INFORMATION

Petitioner:	Inspire Brands, Inc.
Property Owner:	Raj Patel
Property Location:	7100 Route 83
PIN Number:	09-23-315-001 and 09-23-315-002
Existing Zoning:	Neighborhood Convenience Shopping District (B-1)
Existing Land Use:	Drive Through Food and Beverage Establishment
Comprehensive Plan:	Commercial
Surrounding Zoning & Uses	
North:	Village of Willowbrook
East:	Village of Willowbrook
South:	Single-Family Residence District (R-2); Single Family
West:	Single-Family Residence District (R-2); Single Family
Size of Property:	0.69 Acres
Floodplain:	N/A
Natural Features:	N/A
Transportation:	The petition site gains access from restricted driveways on Plainfield Road and IL Route 83

ATTACHMENTS

- 1) LOCATION MAP AND AERIAL IMAGE**
- 2) SITE PLAN AND ARCHITECTURAL ELEVATIONS**
- 3) CONCEPTUAL SIGN RENDERINGS**

PLANNING OVERVIEW/DISCUSSION

The subject property is located at the southwest corner of Plainfield Road and Route 83 (see Attachment 1). The property was developed annexed and granted a Special Use for the construction of a Wendy's in 1987. It operated until recently, when it was sold to Raj Patel, and is currently being renovated for a new Dunkin Donuts (see Attachment 2).

Inspire Brands, the company working on the design and buildout of the Dunkin Donuts, requests approval of two sign variations in order to commemorate the opening of its 10,000th store with a painted mural to be placed on the east side of the building, facing Route 83. The applicant proposes to paint a professionally designed mural directly on an exterior wall of the restaurant. The applicant has indicated that the mural will be professionally maintained, including prompt repair if it is ever defaced and an annual evaluation by the artist to ensure it remains in good condition. The mural is

intended as a one-time installation associated with this milestone location. Staff notes that while the proposal differs from the City's general prohibition on painted signs, the variation request may be deemed appropriate as it is an artistic enhancement of the building and will be professionally installed and maintained. In addition, it does not appear to increase sign clutter or conflict with other sign regulations.

Given that the proposed signage type is normally a prohibited sign type, two variations are required for the sign, shown below:

- **Section 4-3-7(A)(3): General Sign Regulations**
Variation to allow a painted sign. Code currently states that no sign shall be painted, posterized or plastered directly on the surfaces of the exterior walls or roof of any building.
- **Section 4-3-7(B)(7): Signs Specifically Prohibited**
Variation to allow a painted sign. Signs painted on the walls or windows of any building.

Per Section 4-3-18 of the Sign Code, the Planning and Zoning Commission shall consider the following in reviewing a sign variation. Comments by staff are included as follows:

1. The available locations for adequate signage on the property.
Response: Adequate signage is already provided on the site through wall and freestanding signs consistent with Code requirements.
2. The effect of the proposed sign on pedestrian and motor traffic.
Response: The proposed mural is not expected to create visual distraction or negatively impact pedestrian or motor traffic.
3. The cost to the applicant in complying with the Sign Code as opposed to the detriment, if any, to the public from granting the variation.
Response: The cost of complying with the Code is minimal, and the public detriment from granting the variation appears limited.
4. If undue hardships and practical difficulties result in complying with the Sign Code and if these hardships are a result of previous actions of the applicant.
Response: Strict application of the Sign Code creates a practical difficulty for the applicant in achieving visibility and differentiation along the highway corridor, where surrounding businesses utilize larger or more prominent signage, limiting this site's ability to establish a distinctive presence without a variation.
5. The general intent of the Sign Code.
Response: The intent of the Sign Code is to regulate signage to avoid visual clutter and maintain community aesthetics, which the proposed mural generally respects despite requiring a variation.

Section 4-3-2 of the Sign Code provides the general intent of the code. It is adopted for the following purposes:

1. *To promote and protect the public health, safety, comfort, morals, convenience, and general welfare of the residents of the City.*
2. *To enhance the physical appearance of the City by preserving the scenic and natural beauty of the area.*
3. *To promote the safety and recreational value of public travel.*

4. *To protect the public investment in streets and highways by reducing sign or advertising distractions that may increase traffic accidents.*
5. *To ensure compatibility of signs with surrounding land uses.*
6. *To enhance the economy of the City by promoting the reasonable, orderly, and effective display of outdoor advertising.*
7. *To protect the pedestrians and motorists within the City from damage or injury caused by distractions, obstructions, and hazards created by a proliferation of off-site advertising signs.*
8. *To prevent the proliferation of off-site advertising signs which distract from the development of the City in an aesthetically pleasing manner.*
9. *To preserve the character of the City which is a single-family residential community by assuring the compatibility of signs with the surrounding land uses.*

PZC MEETING AUGUST 20, 2025

The Planning, Zoning and Economic Development Commission reviewed this item at its meeting on August 20, 2025. The petitioner was present and answered questions after staff's introduction of the case. Members of the public were in attendance. Staff answered questions regarding the nature of the variation and the project.

Based on testimony and discussion at the meeting, the Planning and Zoning Commission made a motion to forward the case with a favorable recommendation to the Municipal Services Committee and City Council. The motion carried with a 4-0 vote.

A second motion was made by the PZC, also carried by a 4-0 vote, to consider removing Section 4.3.12 of the City Code, Route 83 Sign Regulations, which also prohibits painted signs, in order to avoid any conflict with other provisions of the code. The City Attorney and Staff have reviewed the City Code regarding both sections referenced above and have determined conformance to the variation request, as the language is duplicated.

DECISION MODE

The Municipal Services Committee will consider this item at its meeting on September 2, 2025.



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Wheaton, IL 60187

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Email: gis@dupageco.org

DuPage Maps Portal :
<https://www.dupage.maps.arcgis.com/home>

This map is for assessment
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DuPage County Web Site :
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..... Subdivision Lot Lines
Parcel Blocks
Cadastral Real Estate

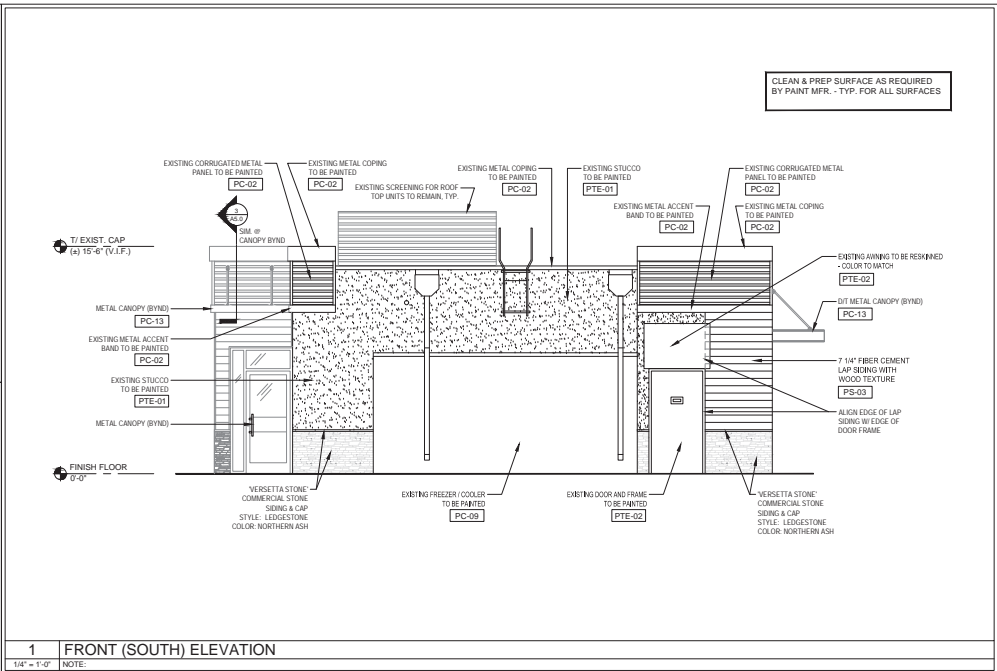
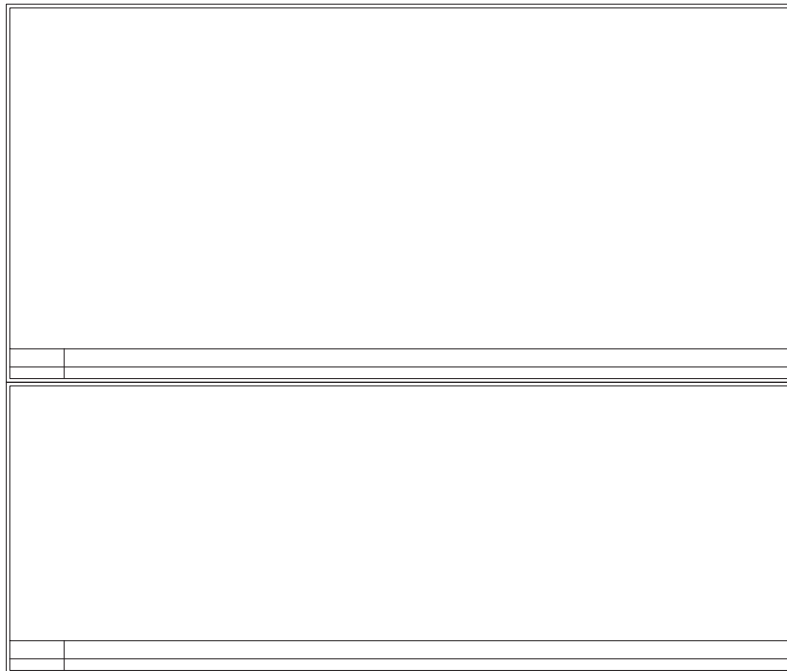
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STORE ELECTRICAL DATA:	
INCOMING SERVICE SIZE	400A
SERVICE VOLTAGE	208Y/120 3PH 4W

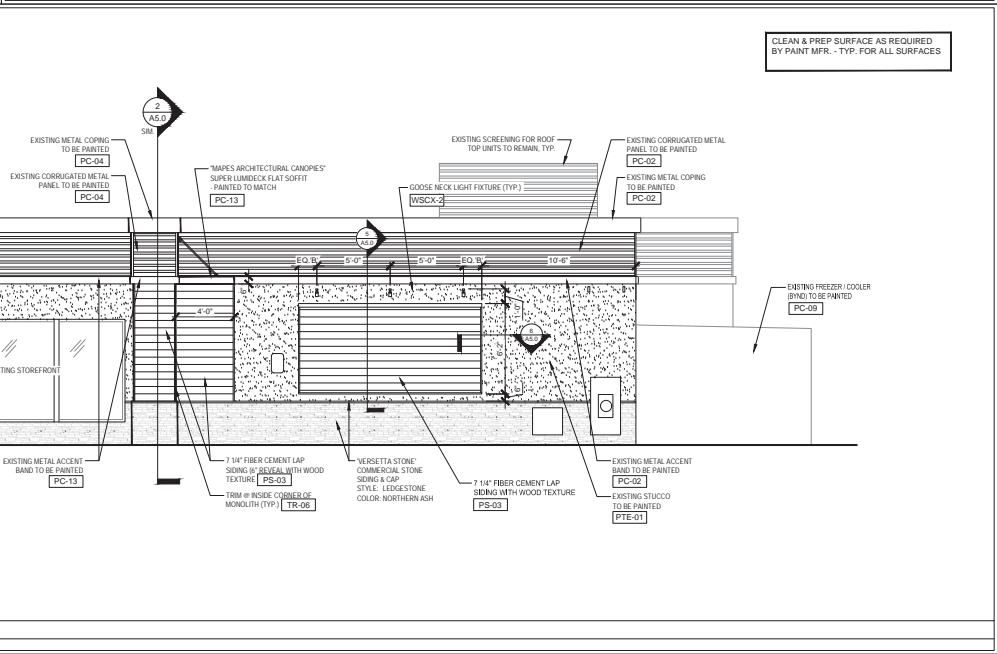
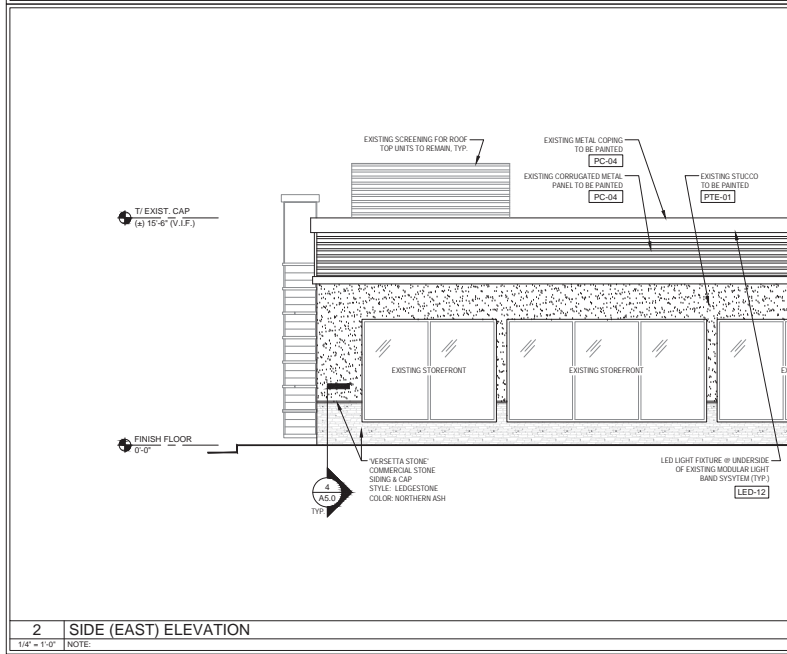
ARCHITECT NOTES & CERTIFICATIONS

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THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, AND FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND FURTHER SHALL HOLD THE ARCHITECT HARMLESS FOR COSTS AND PROBLEMS ARISING FROM THE NEGLIGENCE OF CONTRACTOR, SUBCONTRACTOR, TRADESMAN OR WORKMAN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL TAKE NO RESPONSIBILITY FOR THE PLAN USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR CONTRACT DOCUMENTS, BUILDING CODES OR MANUFACTURER'S INSTALLATION REQUIREMENTS.



1 FRONT (SOUTH) ELEVATION
1/4" = 1'-0" NOTE



2 SIDE (EAST) ELEVATION
1/4" = 1'-0" NOTE



KORU
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Naperville, IL 60563

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PC# 366189

DUNKIN'

7100 Kingery Hwy
Darien, IL 60561

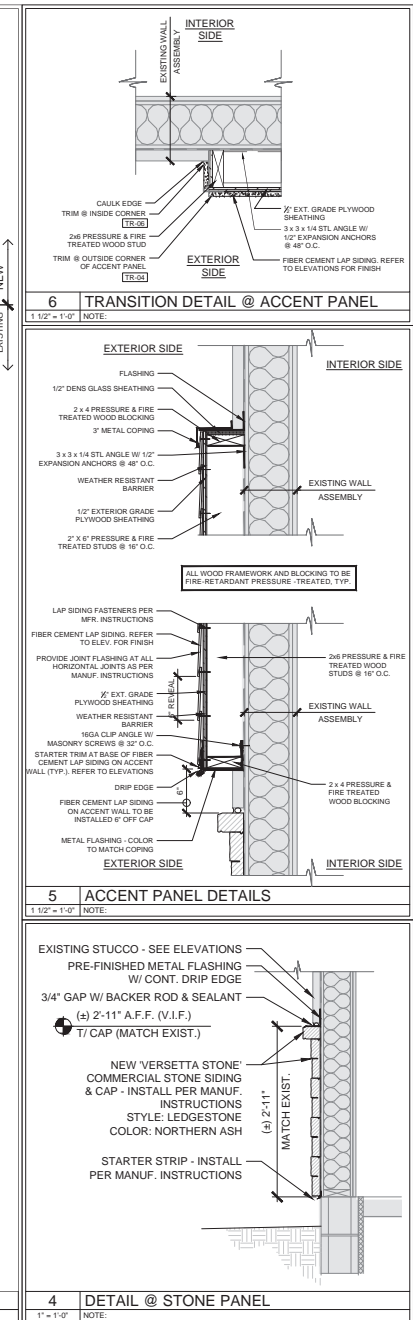
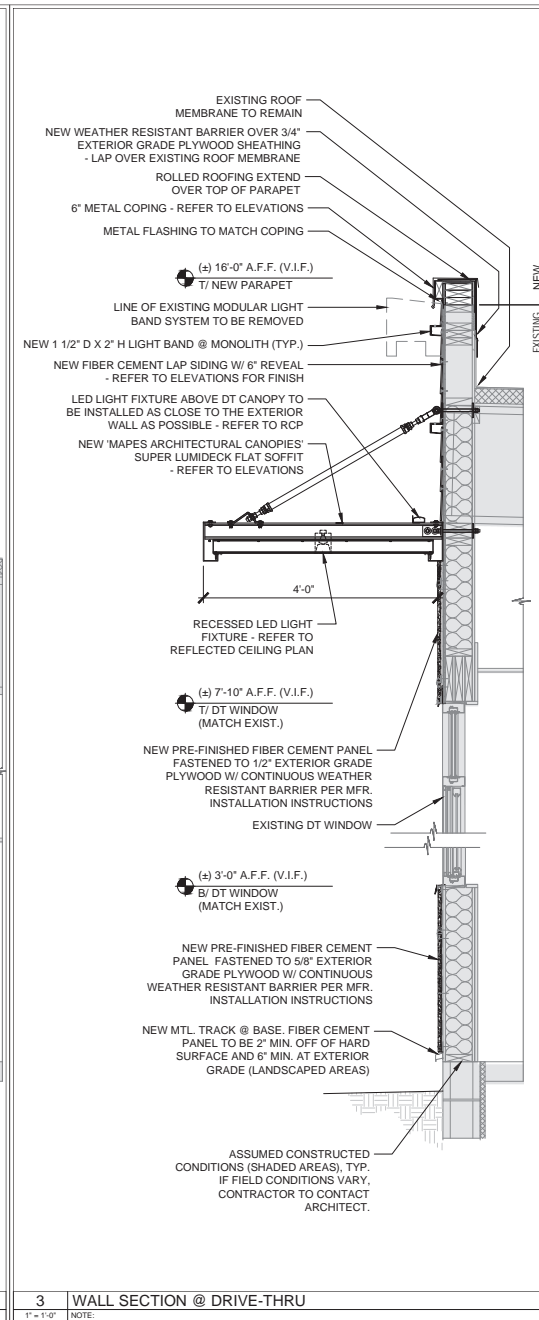
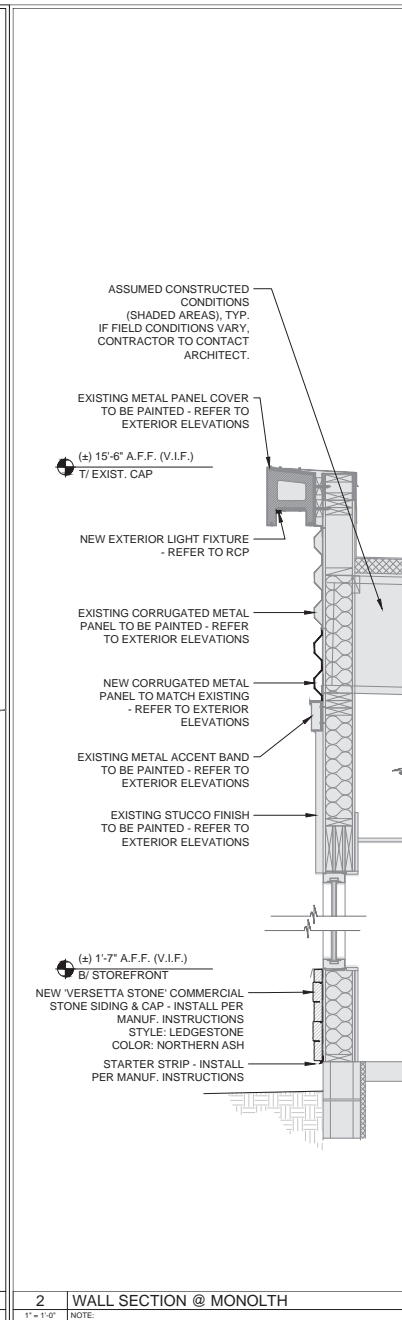
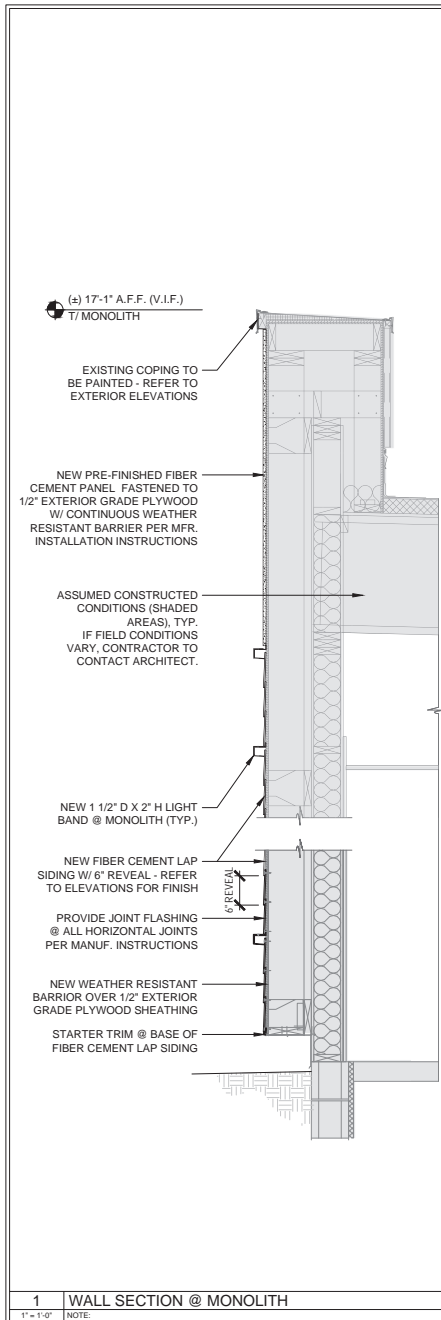
REVISIONS:		DATE
#	DESCRIPTION	
1	ISSUED FOR PERMIT	09/11/25

PROJECT NUMBER: 2001 DD Darien 7100 Kingery Hwy

DRAWN BY: RD
REVIEWED BY: SD / EC

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A4.1



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PCF 366189

DUNKIN'

7100 Kingery Hwy
Darien, IL 60561

REVISIONS:		DATE
#	DESCRIPTION	
1	ISSUED FOR PERMIT	03/11/25

PROJECT NUMBER: 20001 DD Darien 7100 Kingery Hwy

DRAWN BY: RD
REVIEWED BY: SD / EC

SHEET TITLE
WALL SECTIONS & EXTERIOR DETAILS

SHEET NO.
A5.0

