CITY OF DARIEN

PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Wednesday, August 5, 2026
7:00 PM
Darien Police Department Training Room
1710 Plainfield Road

AGENDA

1) Call to Order

2) Roll Call

3) Regular Meeting – New Business

   a. PZC-26-14 (Variation)
   Petition from Pramveer Singh for variations from Darien Zoning Ordinance to permit the construction of a walk-in cooler with a zero side yard setback on the west side of the convenience store located at 402 Plainfield Road, Darien IL 60561 (PIN 09-27-206-009).

4) Old Business

5) Staff Updates & Correspondence

6) Approval of Minutes — July 1, 2026
   July 15, 2026

7) Next Scheduled Meeting — August 19, 2026

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

9) Adjournment

AGENDA MEMO
PLANNING, ZONING AND ECONOMIC DEVELOPMENT COMMISSION
AUGUST 5, 2026

CASE

PZC-26-14 Variation
402 Plainfield Road – Pramveer Singh

ISSUE STATEMENT

A petition from Pramveer Singh for variations from Darien Zoning Ordinance to permit the construction of a walk-in cooler with a zero side yard setback on the west side of the convenience store located at 402 Plainfield Road, Darien IL 60561 (PIN 09-27-206-009)

GENERAL INFORMATION

Petitioner/Owner:	Pramveer Singh (G2M Darien Inc / Infinity Sales)
Property Location:	402 Plainfield Road
PIN Number:	09-27-206-009
Existing Zoning:	Single Family Residence District (R-2)
Existing Land Use:	Gas Station / Mini Mart
Comprehensive Plan:	Commercial
Surrounding Zoning & Land Uses	
North:	Single Family Residence District (R-2); Park
East:	Single Family Residence District (R-2); Residential
South:	Single Family Residence District (R-2); Library
West:	Single Family Residence District (R-2); Veterinarian Office
Size of Property:	0.52 Acres
Floodplain:	N/A
Natural Features:	N/A
Transportation:	The site is served by four existing driveways, with two providing access from Plainfield Road and two providing access from Clarendon Hills Road.

ATTACHMENTS

1) **LOCATION MAP & AERIAL IMAGE**
2) **PLAT OF SURVEY**
3) **SITE PLAN**
4) **EXTERIOR ELEVATIONS**
5) **INTERIOR ELEVATIONS**
6) **JUSTIFICATION LETTER**

BACKGROUND

The subject property is located at the northwest corner of Plainfield Road and Clarendon Hills Road within the Single Family Residence District (R-2) and is developed with an existing fuel station, mini mart, and canopy. According to DuPage County tax assessor records and historic aerial photos, the existing fuel station, mini mart, and canopy were originally constructed in 1960 (see Attachments 1 and 2), prior to the incorporation of the City of Darien. The residential zoning is the result of the property's annexation into the City.

Over the last several years, the petitioner, the new owner of the property, has proactively reinvested

in the former Citgo station, completing façade enhancements, installing new signage, and addressing long-standing site repairs and improvements. Collectively, these upgrades have modernized the property and materially improved its appearance and condition from that of the prior ownership.

ANALYSIS

The petitioner proposes constructing an approximately 10-foot by 38-foot walk-in cooler addition along the west side of the existing mini mart (see Attachment 3 – Site Plan). The proposed cooler would be located directly on the west property line, resulting in a zero-foot side yard setback. The project also includes the construction of a new refuse enclosure adjacent to the walk-in cooler to replace the existing enclosure, and bring the property further into compliance with other requirements of the Zoning Code.

Architecture and Parking: The proposed addition is located on the west side of the existing mini mart (see Attachment 4 – Exterior Elevations). While the cooler will be visible from Plainfield Road, it will not be visible from Clarendon Hills Road. The petitioner has indicated that the exterior of the cooler will be finished with materials that are architecturally compatible with the existing mini mart. Although the cooler will remain lower than the existing roofline, the City has no adopted commercial architectural design standards. The improvement is intended to expand refrigerated storage for the existing business and does not increase customer floor area or alter traffic circulation on the site.

Variation: Variation: Section 5A-7-5 of the Darien Zoning Ordinance requires a minimum 10-foot side yard setback for buildings in the B-1 Neighborhood Convenience Shopping District. The petitioner proposes constructing a walk-in cooler addition directly on the west property line, resulting in a zero-foot side yard setback; therefore, a variation is required.

Non-conforming Use Considerations: While the existing fuel station, mini mart, and canopy predate the current Zoning Ordinance, approval of the requested variation would authorize the proposed building expansion into the required side yard. Therefore, the addition would be a permitted improvement under the terms of the approved variation and would not create an unlawful expansion of a nonconforming building or use.

Site Plan Review: City staff has reviewed the petitioner submitted documents and staff does not have any review comments on the site plan. The proposal for a piece of auxiliary equipment the plan review will be conducted by the Building Department following zoning approval.

Justification Narrative: The petitioner provided a justification letter (see Attachment 6) which states the hardship to the site's pre-existing, nonconforming condition, which predates current zoning regulations and was not caused by current ownership. It states the cooler addition would expand refrigerated beer selection while preserving retail floor space, and that the design is compatible with the existing building. The letter also notes the adjacent property owner supports the project, and frames the requested relief as a reasonable accommodation rather than a special privilege. Staff notes that this reasoning is consistent with the general intent of the comprehensive

plan, which is to permit and support commercial activity, and that the requested relief would facilitate continued commercial operation of the property.

Recommended Conditions of Approval: If the Planning, Zoning, and Economic Development Commission consider endorsing the petition, staff recommend the following conditions of approval:

1. **Prior to building permit issuance, the owner/builder shall submit a landscape plan for review and approval by the Community Development Director to provide additional landscaping around the new walk-in cooler and refuse enclosure.**

   The walk-in cooler shall be finished with materials that are architecturally compatible with the existing mini mart or otherwise screened from view from Plainfield Road, to the satisfaction of the Community Development Director.

2. **All approved landscaping shall be installed prior to final inspection and shall be subject to a one-year maintenance bond.**

For reference, the criteria the Planning and Zoning Commission and City Council votes on for City Variation requests are included below.

<u>*Variation Criteria:*</u>
The City may grant variations based on the finding-of-fact that supports the following criteria outlined below by the City to be the most relevant to the subject property situation.

a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone.
b) The plight of the owner is due to unique circumstances.
c) The variation if granted will not alter the essential character of the locality.
d) Essential Need: The owner would suffer substantial difficulty or hardship and not mere inconvenience or a decrease in financial gain if the variation is not granted.
e) Problem with Property: There is a feature of the property such as slope or shape or change made to the property, which does not exist on neighboring properties, which makes it unreasonable for the owner to make the proposed improvement in compliance with this title. Such feature or change was not made by the current owner and was not known to the current buyer at the time of purchase. f) Smallest Solution: There is no suitable or reasonable way to redesign the proposed improvements without incurring substantial difficulty or hardship or reduce the amount of variation required to make such improvements.
g) Create Neighbor Problem: The variation, if granted, will not cause a substantial difficulty, undue hardship, unreasonable burden, or loss of value to the neighboring properties.
h) Create Community Problem: The variation, if granted, may result in the same or similar requests from other property owners within the community, but will not cause an unreasonable burden or undesirable result within the community.

i) Net Benefit: The positive impacts to the community outweigh the negative impacts.

j) Sacrifice Basic Protections: The variation, if granted, will comply with the purposes and intent of this title set forth in subsection 5A-1-2(A) of this title and summarized as follows: to lessen congestion, to avoid overcrowding, to prevent blight, to facilitate public services, to conserve land values, to protect from incompatible uses, to avoid nuisances, to enhance aesthetic values, to ensure an adequate supply of light and air, and to protect public health, safety, and welfare.

DECISION MODE

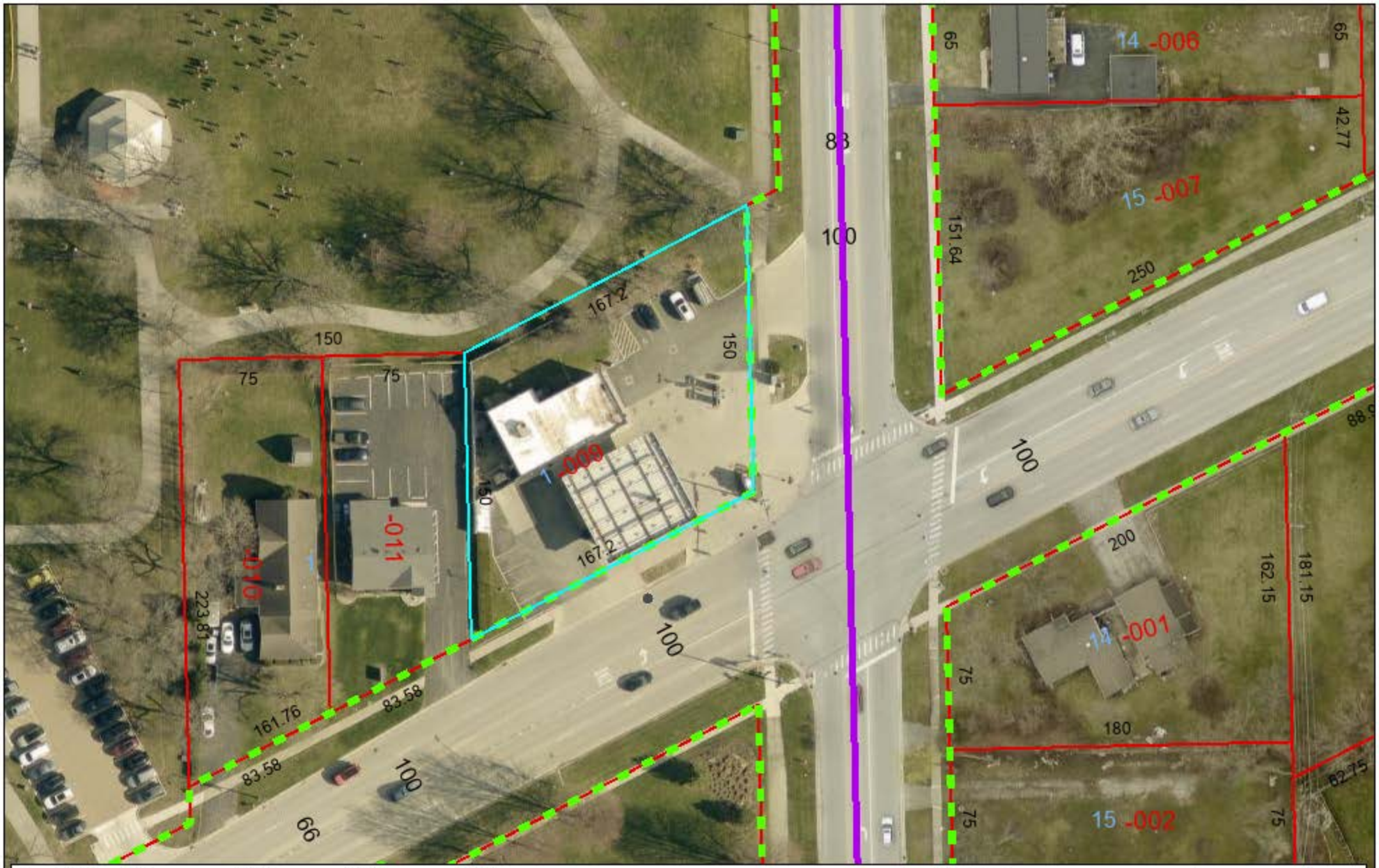
The Planning and Zoning Commission will consider this item at its meeting on August 5, 2026.

MEETING SCHEDULE

Planning and Zoning Commission	August 5, 2026
Municipal Services Committee	August 24, 2026
City Council	TBD

ArcGIS Web Map

DuPage Web Mapping Application - DuPage County, Illinois



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DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Wheaton, IL 60187

Phone: 1(630)407-5000
Email: gis@dupageco.org

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

This map is for assessment purposes only.

DuPage County Web Site :
https://www.dupagecounty.gov

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DuPageCounty
Townships
Sections
Quarter Sections
Half Quarter Sections

Regional County Boundaries
COOK
KANE
KENDALL
LAKE

SCHMIDT'S PLAT OF LOT ONE

BEING A PART OF THE NORTHEAST QUARTER (NE¼) OF SECTION TWENTY-SEVEN (27), TOWNSHIP THIRTY EIGHT (38) NORTH, RANGE ELEVEN (11) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DOWNERS GROVE TOWNSHIP, DU PAGE COUNTY, ILLINOIS.

REDUCED 20%

STATE OF ILLINOIS)
(S.S.
COUNTY OF DU PAGE)

This instrument No. 923778 was filed for record in the Recorder's Office of Du Page County aforesaid, on the 20TH day of MAY A.D. 1959, at 10:15 o'clock A M.

Lawrence Hattendorf
Recorder.

STATE OF ILLINOIS)
(S.S.
COUNTY OF DU PAGE)

APPROVED, by the Board of Supervisors of Du Page County, Illinois, this 19th day of May A.D. 1959.

Clarence E. Schmidt
Chairman

Attest Clarence V. Wagemann
County Clerk.

STATE OF ILLINOIS)
(S.S.
COUNTY OF DU PAGE)

APPROVED, by the DuPage County Building and Zoning Committee, this 18TH day of MAY A.D. 1959.

Chester L. James
Chairman.

STATE OF ILLINOIS)
(S.S.
COUNTY OF DU PAGE)

APPROVED, BY THE Du Page County Health Department, this 18TH day of MAY A.D. 1959.

O. L. Meyer
Public Health Engineer. J.K.

STATE OF ILLINOIS)
(S.S.
COUNTY OF DU PAGE)

I, Clarence V. Wagemann, County Clerk of Du Page County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited general taxes, and no redeemable tax sales against any of the real estate included on the annexed plat. I further certify that I have received all of the statutory fees in connection with the annexed plat.

Given under my hand and the Seal of the County Court at Wheaton, Illinois, this 14th day of May A.D. 1959.

Clarence V. Wagemann
County Clerk

STATE OF ILLINOIS)
(S.S.
COUNTY OF DU PAGE)

This is to certify we, CHARLES C. SCHMIDT and AMELIA A. SCHMIDT, are the owners of the property shown and described on the annexed plat and have caused the same to be surveyed and platted as shown for the uses and purposes therein set forth, and we hereby acknowledge and adopt the same under the style and title hereon shown. Dated this 14 day of May A.D. 1959.

Charles C. Schmidt
Amelia A. Schmidt
Owners.

STATE OF ILLINOIS)
(S.S.
COUNTY OF DU PAGE)

I, D. J. AUBLE a Notary Public in and for said County in the State aforesaid, do hereby certify that CHARLES C. SCHMIDT and AMELIA A. SCHMIDT, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth, and they hereby acknowledge and adopt the same under the style and title hereon shown.

Given under my hand and Notarial Seal this 14 day of May 1959.

D. J. Auble
Notary Public.

STATE OF ILLINOIS)
(S.S.
COUNTY OF DU PAGE)

I, O. B. Dold, County Superintendent of Highways of Du Page County, Illinois, do hereby certify that the annexed plat has been examined by me and found to comply with the highway requirements as set forth in the regulations governing plats of subdivided land adopted by the Board of Supervisors of Du Page County, Illinois. Dated at Wheaton, Illinois, this 14 day of May A.D. 1959.

O. B. Dold
County Superintendent of Highways.

STATE OF ILLINOIS)
(S.S.
COUNTY OF DU PAGE)

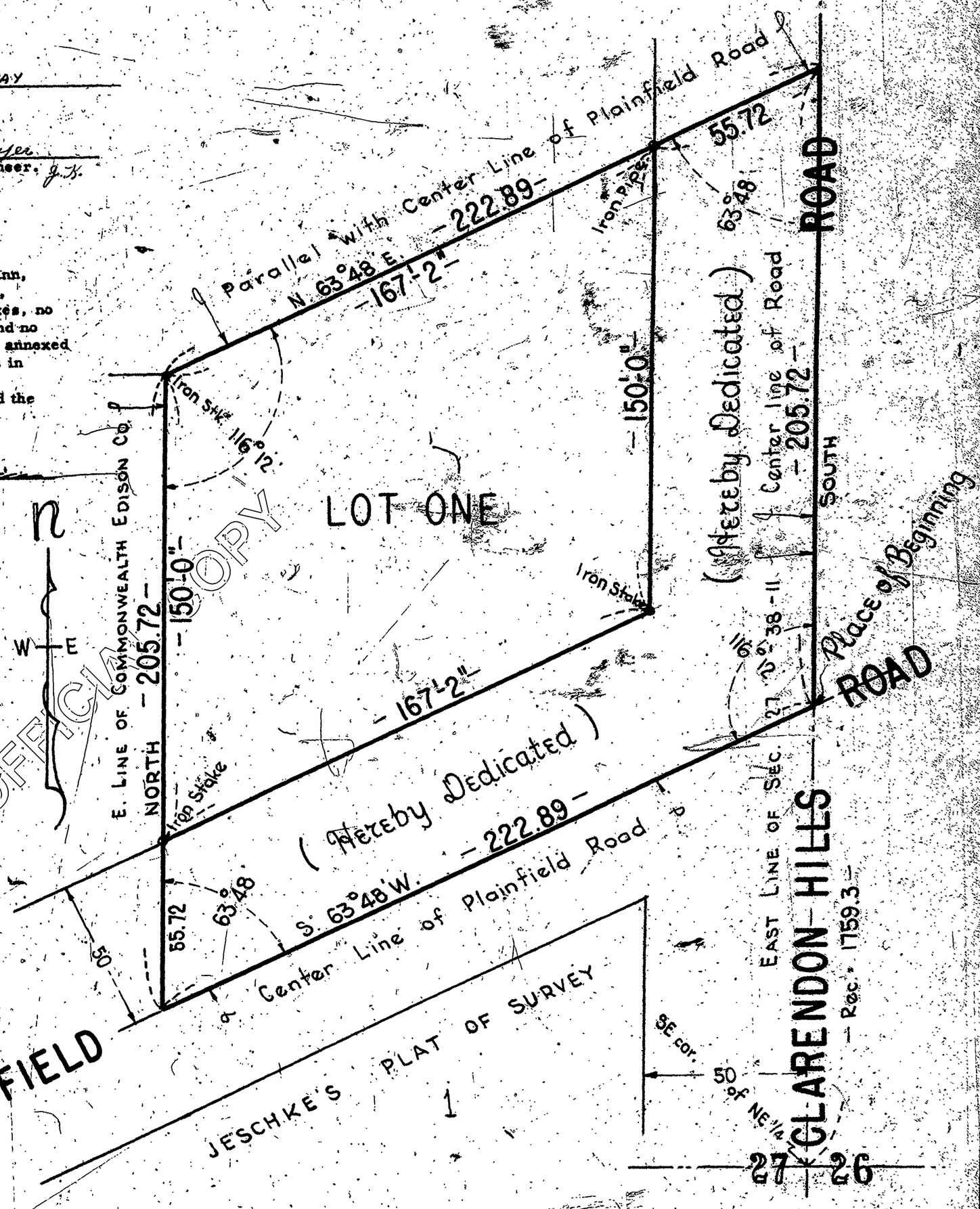
This is to certify that I, Harold F. Steinbrecher, an Illinois Land Surveyor, have surveyed the above property as shown on the annexed plat which is a correct representation of said survey. All distances are in feet and decimal parts thereof except where indicated as being in feet and inches. The tract of land included on the annexed plat is described as follows:

That part of the Northeast quarter of Section 27, Township 38 North, Range 11 East of the Third Principal Meridian described by Beginning at the point of intersection of the center line of the Public Highway known as Plainfield Road with the East line of said Northeast quarter (being the center line of the Public Highway known as Clarendon Hills Road) said point of intersection being by record, 1759.3 feet North of the Southeast corner of said Northeast quarter and running thence South 63° 48' West along said center line of Plainfield Road, 222.89 feet; thence North, parallel with the East line of said Northeast quarter, and along the East line of a tract of land owned by Commonwealth Edison Company, 205.72 feet; thence North 63° 48' East, parallel with the center line of said Plainfield Road, 222.89 feet to the East line of said Northeast quarter; thence South along said line, 205.72 feet to the Place of Beginning, in Downers Grove Township, Du Page County, Illinois.

Wheaton, Illinois, May 14, 1959.

HAROLD F. STEINBRECHER
CIVIL ENGINEER AND SURVEYOR
110 North West Street, Wheaton, Ill.

Harold F. Steinbrecher
Illinois Registered Land Surveyor, Certificate 113.

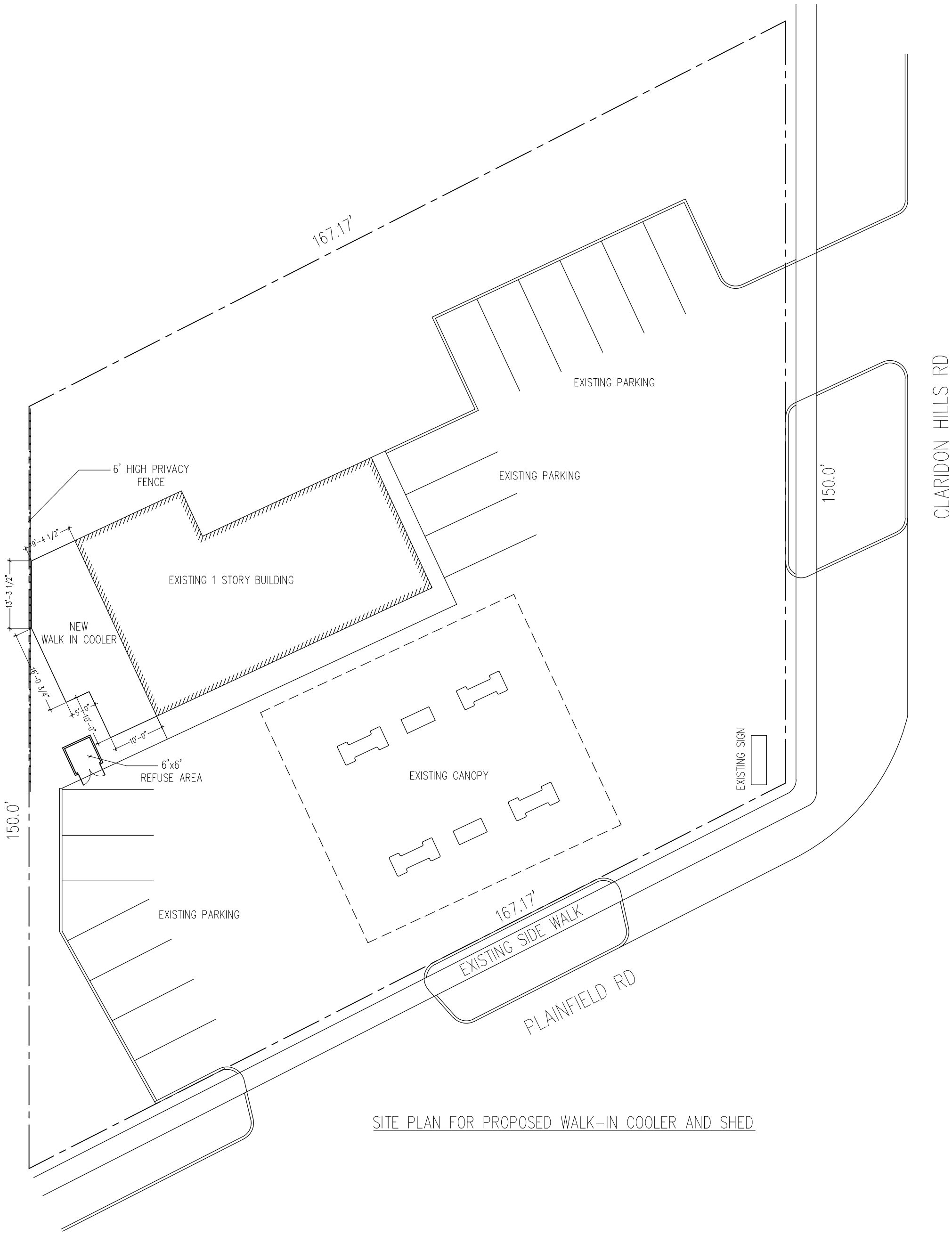


STATE OF ILLINOIS)
(S.S.
COUNTY OF DU PAGE)

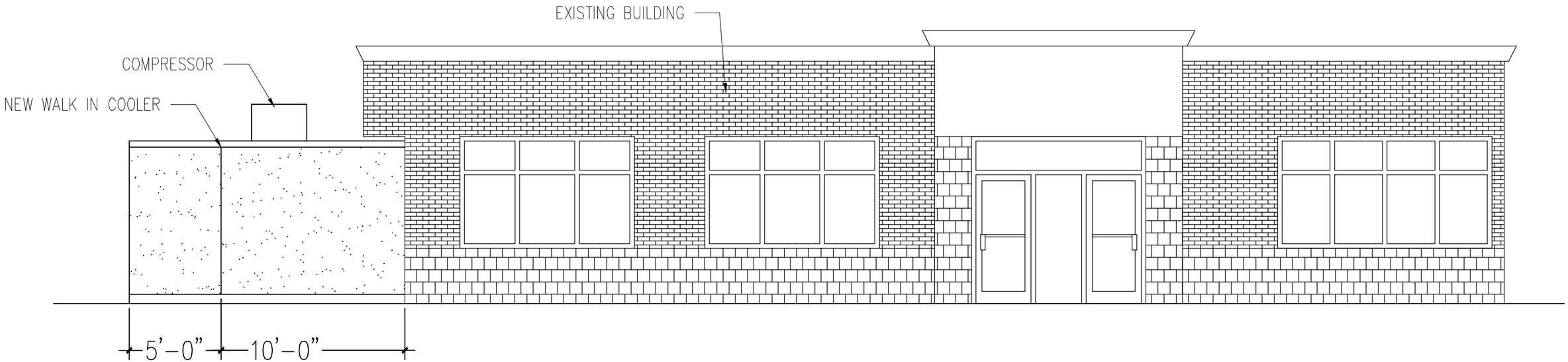
I, _____ Commissioner of Highways of Downers Grove Township, do hereby certify that all matters pertaining to the highway requirements as prescribed in the regulations governing plats adopted by the Board of Supervisors of Du Page County, insofar as they pertain to the annexed plat have been complied with. Dated this _____ day of _____ A.D. 1959.

Commissioner of Highways.

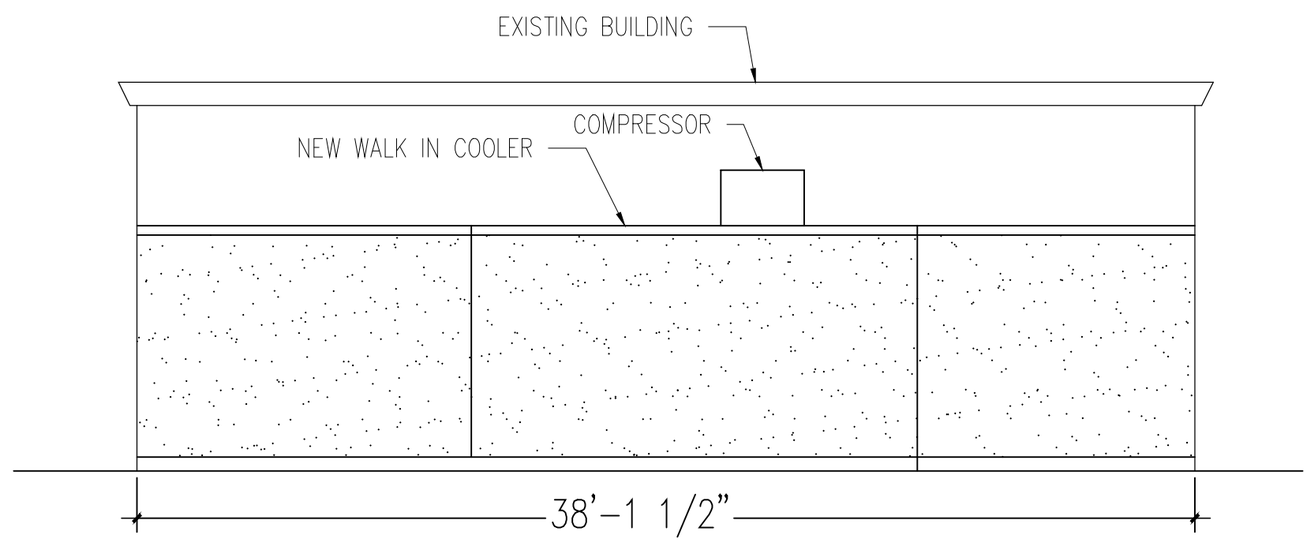
UNOFFICIAL COPY



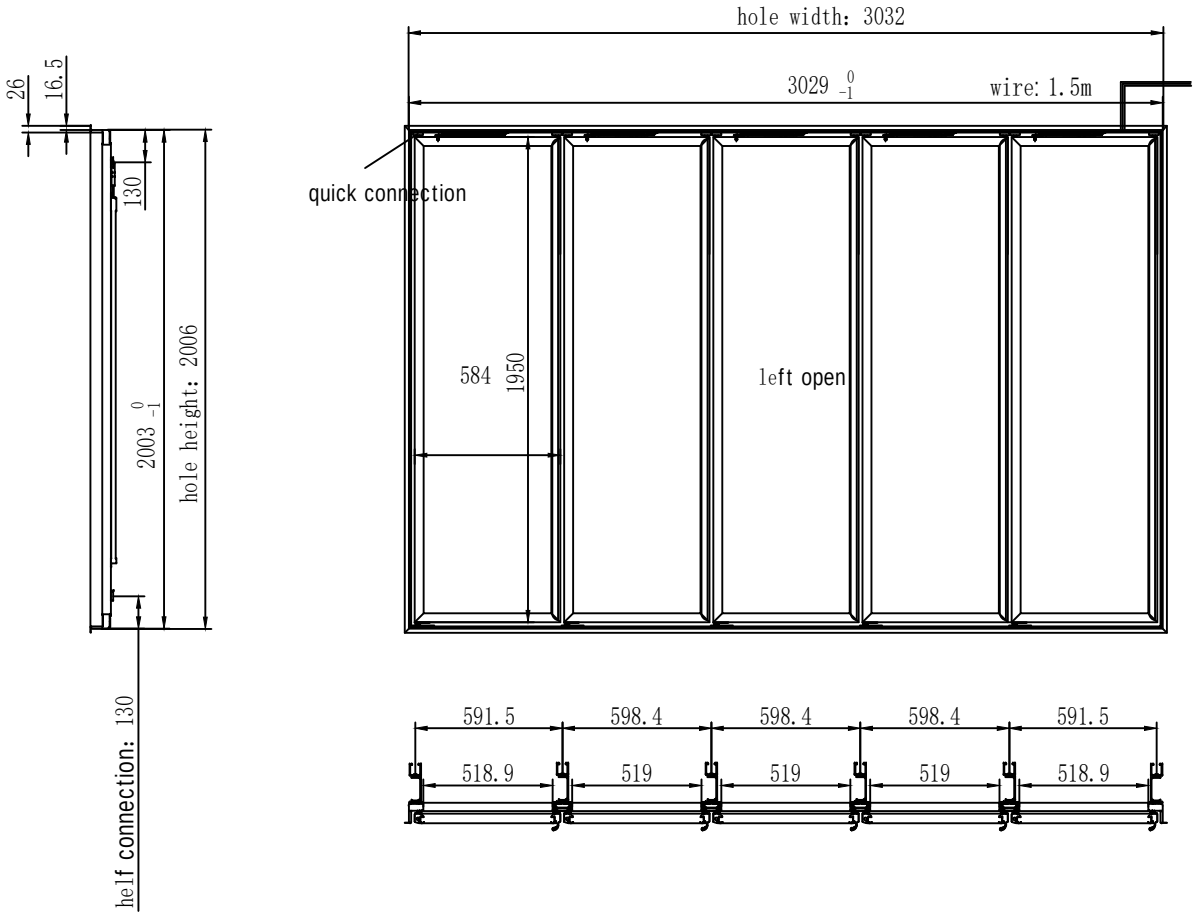
SITE PLAN FOR PROPOSED WALK-IN COOLER AND SHED



FRONT ELEVATION



WEST ELEVATION



Technical requirements:

1. The door frame profile has large flanges around it.
2. The glass door is a full-length handle door profile with a heating wire on the frame.
Refrigerated hollow double-layer glass, electric heating + white glass, argon gas filling according to the order notes,
Directly connected to the power supply, voltage 110V/60Hz, 0-5 degrees in the cabinet.
3. The door shaft quick installation parts on the glass door are docked, with 90-degree limit stops and automatic return.
4. The door frame reserves left and right interchangeable holes. When the glass door is interchanged left and right, the corresponding accessories need to be purchased separately.
5. The door frame is installed with a V-shaped waterproof LED light, about 1.5m long.
6. The door frame pressure resistance and insulation test meet the relevant standards of our company.
7. The door frame has shelf fixings, the base is fixed, and the bracket is equipped with accessories, 2 pieces/column.

			设 计 Design		审 核 Check		客户代号 Client code	
			工 艺 Technologe		批 准 Approved		图样代号 Drawing Number	冷藏5门框
标 记 Sign	更 改 描 述 Change Description	日 期 Date	标准化 Stangardizing		日 期 Date		图样名称 Pattern Name	3032*2006
					阶段标记 Stage Marker	重 量 Weight / 比 例 Proporting	共 页 (Total Page)	第 页 (Page)

July 16,2026

Request for Variance – (402 Plainfield Rd, Darien, IL)

To the Planning and Zoning Commission,

We respectfully request approval of the variances required for the proposed improvements to our property.

The existing building was constructed well before the City of Darien's current zoning and development regulations were adopted. As a result, the site is legally existing but does not conform to many of today's development standards. These are pre-existing conditions that were not created by the current ownership.

Our proposed improvement is to modify the west side of the building to construct a walk-in beer cooler with a cave-style display. This addition is important to the continued operation of our business because it allows us to expand our refrigerated beer selection without sacrificing valuable retail floor space needed for general grocery merchandise. Preserving interior retail space enables us to better serve our customers while improving the overall shopping experience.

The proposed cooler has been designed to complement the existing building and will maintain a clean, attractive, and uniform appearance. We take great pride in the presentation of both our property and the products we offer, and we are committed to ensuring that the addition enhances the overall appearance of the site.

The requested variances are not intended to create a special privilege but rather to allow a reasonable improvement to a property that predates the current zoning regulations. The project will not negatively impact neighboring properties or alter the character of the area. In fact, we have discussed the proposal with the adjacent property owner, who has expressed full support for the project and has no objections to the planned addition.

The requested variances relate to the following sections of the Darien Municipal Code:

- Section 5A-4-3-1(A)
- Section 5A-7-2-6(B)
- Section 5A-7-2-7
- Section 5A-10-7(A) and (B)
- Section 5A-11-5

We respectfully ask for your consideration and approval of these variances. We believe this project represents a thoughtful investment in the property that will improve our business while maintaining compatibility with the surrounding neighborhood.

Thank you for your time and consideration.

Sincerely,

Pramveer Singh
Go2Market
(402 Plainfield Rd, Darien, IL)